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6940 ABBOTT AVE FINAL SUBMITTAL

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ALTA / NSPS LAND TITLE SURVEY

6940 ABBOTT AVE, MIAMI BEACH, FL 33141

TREE TABLE				
TREE ID NUMBER	COMMON NAME	HEIGHT (FEET)	SPREAD (FEET)	DIAMETER (INCHES)
1	GUMBO LIMBO	23	25	12
2	GUMBO LIMBO	18	18	10
3	GUMBO LIMBO	23	20	12
4	GUMBO LIMBO	15	20	12
5	GUMBO LIMBO	15	18	12
6	GUMBO LIMBO	15	18	12
7	GUMBO LIMBO	18	18	12
8	GUMBO LIMBO	18	18	14
9	GUMBO LIMBO	10	14	10
10	GUMBO LIMBO	18	18	14
11	GUMBO LIMBO	18	14	12
12	GUMBO LIMBO	18	18	14
13	GUMBO LIMBO	18	18	14
14	PINK TRUMPET	40	25	18

LINE TYPES:

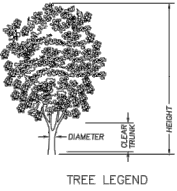
2' CURB & GUTTER
BOUNDARY
BUILDING
GUTTER
GATE
LOT
OVERHANG
CENTER LINE
OVERHEAD
RIGHT-OF-WAY
HEDGES

LEGEND:

C CENTER LINE
C CLEAN OUT VALVE
C BACKFLOW PREVENTER
C HANDICAP PARKING
C ELECTRIC METER
C CONCRETE POWER POLE
C SANITARY SEWER MANHOLE
C CATCH BASIN
C DRAINAGE SEWER MANHOLE
C COMMUNICATION BOX
C TELEPHONE MANHOLE
S SIGN
P POST
W GUY WIRE
L LIGHT POLE
M WATER METER
B WIRE PULL BOX
W WATER VALVE
V IRRIGATION VALVE
A AIR CONDITIONER
T TREE
T TREE ID
H HARD SURFACE ELEVATION (TYPICAL)

ABBREVIATIONS:

AC. = ACRES
B.E.C. = BISCAYNE ENGINEERING COMPANY
CONC. = CONCRETE
C.V. = DEPRESSIONED CURVE
F.D. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.E. = FINISHED FLOOR ELEVATION
FND = FOUND
ID = IDENTIFICATION
LB = LICENSED BUSINESS
M&W = MAG NAIL AND WASHER
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM OF 1988
N&W = NAIL AND WASHER
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PAGE = PAGE
CALCULATED FROM FIELD MEASUREMENTS
PER PLAT
MEASURED
RIGHT-OF-WAY
MORE OR LESS (OR PLUS OR MINUS)



TITLE EXCEPTIONS:

SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS DESIGNATED IN SCHEDULE B, SECTION II, EXCEPTIONS OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 10421412, COMMITMENT DATE: APRIL 15TH, 2022 AT 5:00 PM.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST COVERED BY THIS FORM.
COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.

2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
FOR 2021 TAX YEAR PARCELS: 0 0 02-3211-001-0599, GROSS TAX AMOUNT IS \$85,891.15.
EXEMPTION TYPE IS NONE, AND PAYMENT STATUS IS PAID.
COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.

3. STANDARD EXCEPTIONS:
A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
COMMENT: SURVEY MAP SHOWN HEREON.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
E. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.

6. MATTERS CONTAINED ON THE PLAT OF ATLANTIC HEIGHTS RECORDED IN PLAT BOOK 4, PAGE 146, AND CORRECTED PLAT OF ATLANTIC HEIGHTS, RECORDED IN PLAT BOOK 9, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
COMMENT: THE SUBJECT PROPERTY LIES WITHIN THE PLAT. THIS IS A BLANKET TYPE INSTRUMENT.



LEGAL DESCRIPTION:

LOTS 1, 2, 11 AND 12 BLOCK "H", ATLANTIC HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, AT PAGE 146, AND CORRECTED BY CORRECTED PLAT OF ATLANTIC HEIGHTS, RECORDED IN PLAT BOOK 9, AT PAGE 14, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, EXCEPT THE EASTERLY 2 FEET OF SAID LOTS 11 AND 12.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10421412, DATED APRIL 15TH 2022, AT 5:00 PM.

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION SHOWN HEREON PER THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10421412, DATED APRIL 15TH 2022 AT 5:00 PM.
- THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10421412, DATED APRIL 15TH, 2022 AT 5:00 PM.
- THIS SITE LIES IN SECTION 18, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.
- RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THE SURVEYOR.
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, AND ARE REFERENCED TO THE WEST LINE OF LOT 1 AND 2, HAVING A BEARING OF S02°22'43"E.
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE "AE", ELEVATION 8, PER FLOOD INSURANCE RATE MAP FOR MIAMI-DADE COUNTY, FLORIDA, MAP NUMBER 12085C0326, SUFFIX L, COMMUNITY NAME: CITY OF MIAMI BEACH, COMMUNITY NUMBER 120851, REVISED SEPTEMBER 11, 2009.
- THE SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 24,800 SQUARE FEET OR 0.57 ACRES MORE OR LESS.
- THE FOLLOWS/OWNERS WERE REFERENCED FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEBSITE AND ARE SHOWN HEREON.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- DIMENSIONS AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), AND MEASURING TAPE, UNLESS OTHERWISE NOTED.
- TREES WERE IDENTIFIED TO THE BEST OF OUR ABILITY. IT IS RECOMMENDED THAT CLIENT CONSULT AN ARBORIST FOR AN ACCURATE TREE IDENTIFICATION.
- TIES FROM PROPERTY LINES TO BUILDINGS ARE TO THE EXTERIOR FACE OF BUILDING'S PERIMETER WALLS; UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED OR SHOWN.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBER FILLS.
- THE APPROXIMATE LOCATION OF ABOVE GROUND VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED. SYMBOLS ARE NOT TO SCALE AND ARE SHOWN FOR REFERENCE.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO LOCATE UNDERGROUND UTILITIES.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- NO VISIBLE EVIDENCE OF WETLANDS OR WETLAND DELINEATION MARKERS WERE OBSERVED AT THE SURVEYED PROPERTY; CLIENT SHOULD CONSULT A QUALIFIED WETLANDS SPECIALIST TO DETERMINE ANY MATTERS REGARDING THE DELINEATION OF WETLANDS.
- ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE REFERENCED TO THE FOLLOWING BENCHMARKS:
1) PNCB: ELEVATION = 2.79' NAVD83, FOUND FOOT ALUMINUM DISC ON EAST SIDEWALK OF ABBOTT AVENUE BETWEEN 72ND STREET AND 71 STREET.
2) PNCB: ELEVATION = 2.20' NAVD83, FOUND FOOT ALUMINUM DISC ON SIDEWALK DRAIN AT THE NE INTERSECTION OF 69TH STREET AND ABBOTT AVENUE.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BEG AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES, AND ± 0.1 FEET VERTICALLY ON SOFT SURFACES.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES TO:
BE GROUP I, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON 12-12-2022. THIS SURVEY ALSO WAS PREPARED UNDER MY RESPONSIBLE CHARGE, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BISCAYNE ENGINEERING COMPANY, INC.
605 WEST FLORIDA STREET, MIAMI, FL 33130
(305) 324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0001219
SURVEY DATE: 12-12-2022

Digitally signed by
Alberto J Rabionet
Date: 2022.12.13
10:02:32 -05'00'

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA

THE OFFICIAL RECORD OF THIS SHEET IS THE
ELECTRONIC FILE DIGITALLY SIGNED AND SEALED
UNDER RULE 5J-17.082, F.A.C.
THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

6940 ABBOTT AVENUE

FOR THE BOSCHETTI GROUP
SCALE: AS SHOWN
DESIGNED BY: R.C./P.M.
DATE: 12-12-22
APPROVED BY: A.J.R.
F.E./P.S.: 2015/18-24, 31-35, 37-38, 3117/10-11

ORDER No.
303-87513
SHEET No.
1 OF 1

DC-6435



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

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FINAL SUBMITTAL
6940 ABBOTT AVE
MIAMI BEACH, FL 33127

LOCATION MAP

SCALE:

DATE:
1/10/2023

A0-02

Zoning Information

Lot addresses:

6940 Abbott Avenue

Folio numbers:

02-3211-001-0590

Zoning District:

North Beach Town Center (TC-C) / Parking District #8

	Required	Allowed	Provided
1_Lot Occupation			
Lot Area			24,800 sf (.57 AC)
FAR	3.5 FAR max.	24,800 x 3.5 = 86,800 sf	
	Allowed FAR Reduction (Future use)		
DUA	150 DUA	150 DUA = 86 units	96 units (Post-density calculation: 96 units)
2_Building Setbacks			
	Required	Allowed	Provided
Byron Ave (Class C)	10'-0" min.		10'-1"
Abbot Ave (Class B)	10'-0" min.		10'-3"
Interior Lot North Side	0'-0" min.		10'-0"
Interior Lot South Side	0'-0" min.		0'-0"
3_Building Height			
	Required	Allowed	Provided
Max. building height		165'-0"*	117'-0"

* Section 142-743 (b) (2) b - For lots that are between 20,000 SF and 45,000 SF the maximum building height is 165 feet.

Parking District #8

	Required	Allowed	Provided
4_Parking Requirements			
Residential	Units under 550 sf : 0 space / unit	21 units x 0 = 0 spaces	86 spaces
	Units b/w 550 sf and 850 sf : 0.5 space / unit	63 units x 0.5 = 31.5 spaces	
	Units b/w 850 sf and 1,250 sf : 0.75 space / unit	12 units x 0.75 = 9 spaces	
	Units above 1,250 sf : 1 space / unit	0 units x 1 = 0 spaces	
	Total residential parking req.	41 spaces	
Electric Vehicle Parking Spaces	2% of total req'd.	1 space	1 space
ADA Spaces		3 spaces	4 spaces
Retail	no required parking	no required parking	0 spaces
TOTAL		45 spaces	90 spaces

5_Bicycle parking Requirements

	Required	Allowed	Provided
Short-term bicycle space			
Residential	1 spaces / 10 units	96 units / 10 = 9.6 spaces	10 spaces
Retail	1 space per business space	1 spaceS	1 spaces
Total		11 spaces	11 spaces
Long-term bicycle space			
	Required	Allowed	Provided
Residential	1 spaces / unit	96 spaces (96 units)	96 spaces
Retail	2 spaces per 5,000 sf	2 spaces (4,575 sf)	2 spaces
Total		98 spaces	98 spaces
Total (Short-term + Long-term)		109 spaces	109 spaces

6_Loading Requirements

	Required	Allowed	Provided
Residential	3 bays of 200 sf per 200 units	3	3
	1 bay of 200 sf per each additional or fraction of 100 units		
Retail			0
	2 bays of 200 sf b/w 10,000 sf and 20,000 sf	0	0
Total		3 loading bays	3 loading bays

Asking for Waiver 1: Waiver to not combine driveways for loading and parking on Byron Avenue.

Levels	#
GROUND FLOOR LEVEL	0 spaces
LEVEL 02	40 spaces
LEVEL 03	50 spaces
Total	90 spaces

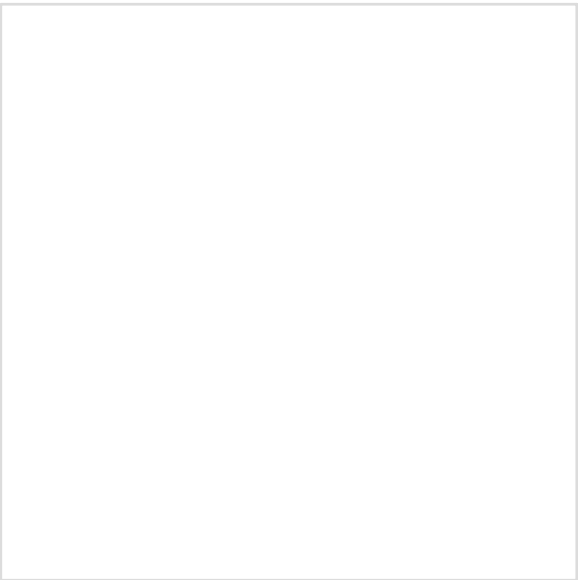
Unit Density Count

	Required	Allowed	Provided
Residential	Units under 550 sf : 0.5 units	21 units x 0.5 = 10.5	21 units
	Units b/w 550 sf and 850 sf : 1 unit	63 units x 1 = 63	63 units
	Units b/w 850 sf and 1,250 sf : 1 unit	12units x 1 =0	12 units
	Units above 1,250 sf : 1 unit	0 units x 1 =0	0 units
TOTAL		96 units	96 units

TOWN CENTER CENTRAL CORE (TC-C) DISTRICT - ZONING DATA

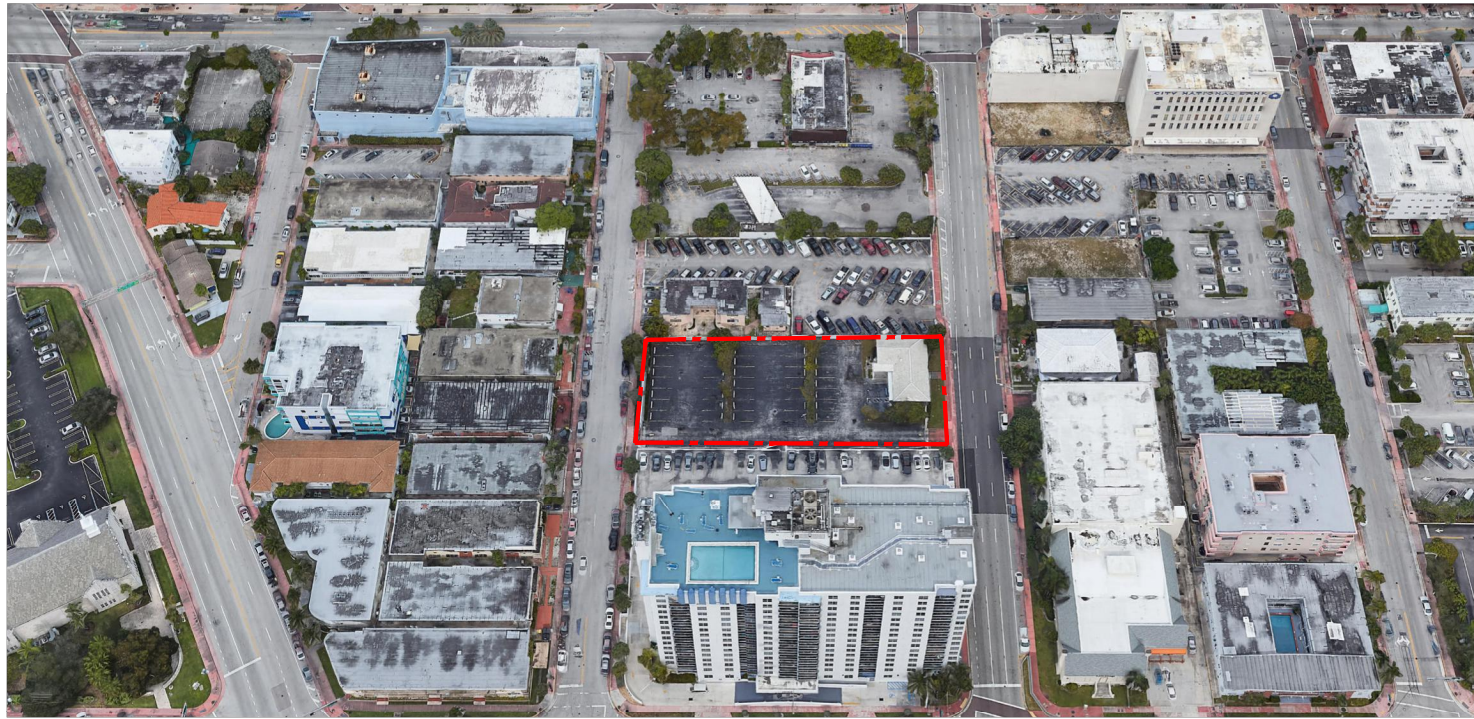
ITEM #	Project Information				
1	Address: 6940 Abbott Avenue				
a	Board and file numbers :				
b	Folio number(s):	02-3211-001-0590			
c	Year constructed:		Zoning District:	TC-C	
d	Lot Area:	24,800 (57 AC)	Grade value in NGVD:	4.92 (Varies)	
e	Lot width:	100'	Based Flood Elevation:	(8'-0") NGVD	
f	Lot Depth:	250'	CMB Free Board:	(13'-0") NGVD	
2	Zoning Information	Maximum	Existing	Proposed	Deficiencies
a	Base Maximum Height	165'-0"		117'-0"	
a	If exceeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable. Provide value:				
b	Number of Stories	N/A		9 (10 including roof level)	
c	FAR	3.5		24,800 SF	
d	Gross square footage	N/A		32,900 GSF /142,495 SF Floorplate	
3	Uses				
a	Existing use:	Mixed use	Proposed use/uses:	Mixed use / Multi-family residential	
b	Residential:	Quantity	Hotel uses:	Quantity	
c	Apartment/townhomes:	75 Units	Hotel units	N/A	
d	Workforce housing:	N/A	Micro hotel	N/A	
e	Affordable housing:	N/A	Commercial uses (specify type below)	Area	
f	Co-living:	21 Units	Retail		
g	Co-living amenity area and %:	TBD	F&B		
h	Live-work:	N/A			
i	Total residential units:	96			
j	Minimum Unit Size:	450 SF			
k	Residential density proposed (150/acre Max.):	86 Units max	Total commercial area:	2,192 SF	
4	Setbacks (As applicable)	Required	Existing	Proposed	Deficiencies
a	Class A - 71 Street:				
	Grade to 55 feet	10 feet		N/A	
	Allowable Habitable encroachment	0 feet max.		N/A	
	55 to max. height	25 feet		N/A	
	Allowable encroachment	5 feet max.		N/A	
b	Class A - 72nd Street:				
	Grade to max height	20 feet from back of curb.		N/A	
	Allowable Habitable encroachment	5 feet max.		N/A	
c	Class A - Collins Avenue:				
	Grade to 55 feet	10 feet		N/A	
	55 feet to 125 feet	20 feet		N/A	
	125 feet to max height	35 feet		N/A	
	Allowable Habitable encroachment	5 feet max.		N/A	
d	Class A - Indian Creek:				
	Grade to max height	10 feet		N/A	
	Allowable encroachment	5 feet max.		N/A	
e	Class B - Abbott Avenue and Dickens Avenue:				
	Grade to max height	10 feet		10'-0"	
	Allowable Habitable encroachment	5 feet max.		5' for balconies	
f	Class B - 69th Street:				
	Grade to 55 feet	10 feet		N/A	
	55 to max. height	125 feet		N/A	
	Allowable Habitable encroachment	5 feet max.		N/A	
g	Class C - Bryon Avenue:				
	Grade to max height	10 feet		10'-0"	
	Allowable Habitable encroachment	7 feet max.		5' for balconies	
h	Class C - Carlyle Avenue and Harding Avenue:				
	Grade to max height	10 feet		N/A	
	Allowable Habitable encroachment	7 feet max.		N/A	
i	Class D - 70 Street Alley line:				
	Grade to max height	10 feet		N/A	

	Allowable Habitable encroachment	3 feet max.		N/A				
4	Setbacks	Required	Existing	Proposed	Deficiencies			
j	Interior side:							
	Grade to 55 feet on lots greater than 110 feet wide, or Grade to 75 feet on lots 110 feet wide or less.	0 feet		10'-0"				
	Allowable Habitable encroachment	0 feet max.		N/A				
	55 to max. height on lots greater than 110 feet wide, or 75 feet to maximum height on lots 110 feet wide or less.	30 feet		0'-0"				
	Allowable Habitable encroachment	10 feet max.		N/A				
k	Rear abutting an alley (except 70th Street Alley):							
	Grade to 55 feet	5 feet		N/A				
	Allowable Habitable encroachment	0 feet max.		N/A				
	55 to max. height	20 feet		N/A				
	Allowable Habitable encroachment	10 feet max.		N/A				
l	Rear abutting a parcel:							
	Grade to 55 feet	0 feet		0'-0"				
	Allowable Habitable encroachment	0 feet max.		N/A				
	55 to max. height	30 feet		30'-0"				
	Allowable Habitable encroachment	10 feet max.		N/A				
5	Frontage requirements: Use the columns that apply to your project, and answer comply, non complied, provide value or N/A if not applicable.	Class A	Class B	Class C	Class D	Interior side	Rear abutting an alley (except 70th St.	Rear abutting a parcel
6	All Frontages							
	10'-0" pedestrian path on all street frontage. Easement for perpetual use shall be signed.	N/A	Comply	Comply		N/A		N/A
	Balconies may encroach into setback above 15' in height up to applicable allow. hab. encroachment in table, see 172-75 (a)(4)	N/A	Comply	Comply		Comply		Comply
	Length of tower within 50'-0" from Public Right of Way max. 165'-0" (exclud. Allow encroachm.)	N/A	Comply	Comply		Comply		Comply
	Min separation between towers in a site is 60'	N/A	N/A	N/A		N/A		N/A
	Facade articulation – length of 240' or greater shall comply	N/A	N/A	N/A		N/A		N/A
	Access to upper levels directly from pedestrian path	N/A	N/A	Comply		N/A		N/A
	Min 70% clear glass with view to the interior.	N/A	Comply	Comply		N/A		N/A
	A shade structure (eyebrow, similar struct, parking deck, balconies) min 5'-0" in length into setback, beyond façade at height from 15' to 25', see 142-745 (c) for all requirements.	N/A	Comply	Comply		Comply		Comply
	Maximum 35% of the length of req. habitable space at ground shall be for access to upper levels.	N/A	Comply	Comply		Comply		Comply
	Facade articulation – length of 240' or greater shall comply	N/A	N/A	N/A		N/A		N/A
7	Parking							
	Shall be entirely screened from PRW view and pedestrian path.	N/A	Comply	Comply		Comply		Comply
	Shall be architecturally screened or w/ habitable space	N/A	Comply	Comply		Comply		Comply
	May encroach into setback at a height from 25' to 55' up to the distance	N/A	N/A	N/A		N/A		N/A
	Rooftop and surface parking w/ solar carports or landscape.	N/A	N/A	N/A		N/A		N/A
8	Loading							
	Required location behind minimum habitable depth required.	N/A	N/A	N/A		N/A		N/A
	Properties over 45 k, loading shall turn internal to the site	N/A	N/A	N/A		N/A		N/A
	Driveway for loading and parking shall be combined unless waived by	N/A	N/A	N/A		N/A		N/A
	Trash rooms shall be located in loading areas.	N/A	N/A	N/A		N/A		N/A
	Off-street loading may be provided within 1,500' of the site in another TCC site and not in a residential district.	N/A	N/A	Comply		N/A		N/A
Use the following sections that apply to your project , repeat applicable sections if necessary for two frontages of the same class:								
9	Class A (71st, 72nd street, Indian Creek, Collins Ave)							
	Facade Minimum height- 35'-0" from BFE+5'-0"= 13'-0" NGVD					N/A		
	Facade with min. 3 floors along 90% of the length of setback line 90% = 220'-6" Required					N/A		
	1. Min depth of hab. space =50'-0" from bldg. façade					N/A		
	2. Ground floor- Commercial and hotel uses					N/A		
	3. 2nd and 3rd floors- Residential and Officesw/ min depth of 25'-0" from building façade.					N/A		
	4. Parking at ground floor and surface setback 50'-0" from bldg. façade.					N/A		
	Loading prohibited unless is the only site access.					N/A		
	Driveways & vehicle access prohibited, unless is the only access					N/A		

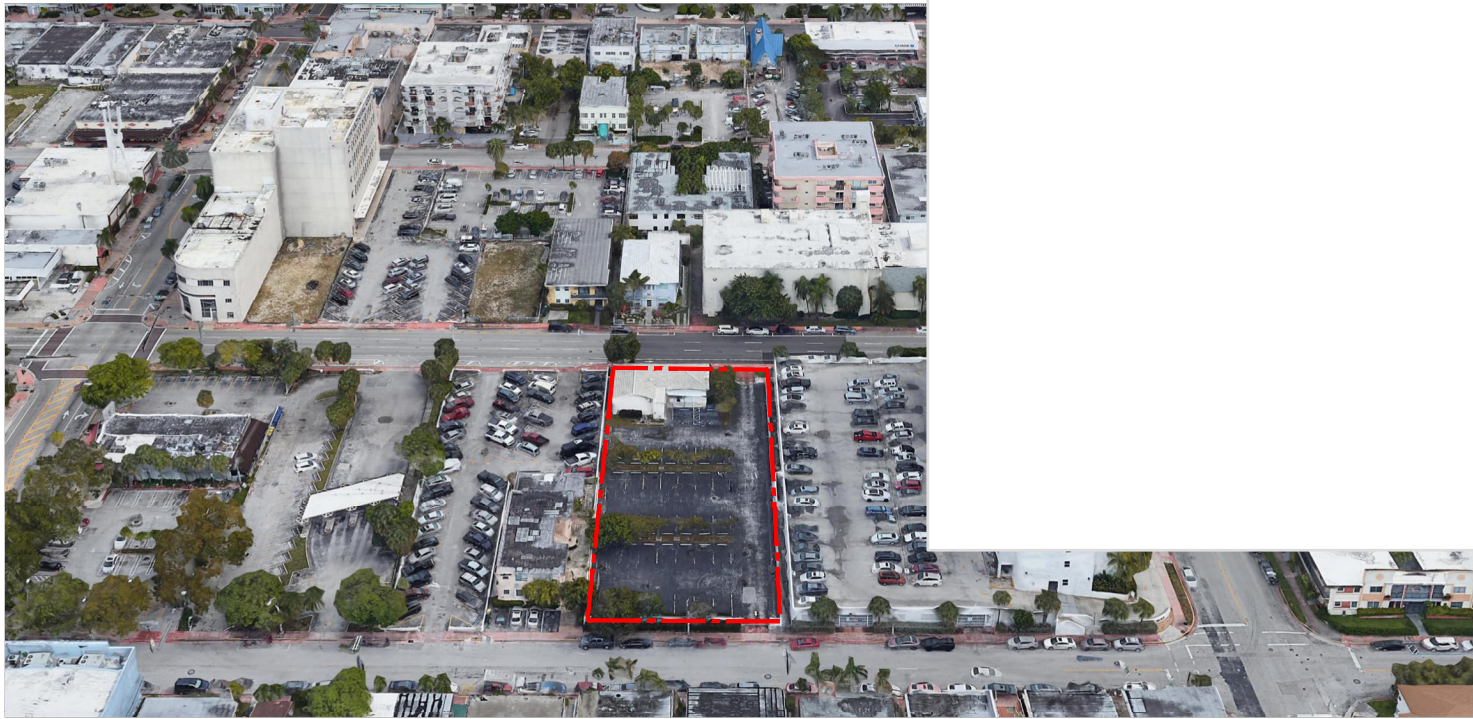


Provided			
Unit Type	SF	# of Units	% of total
Studio - Workforce	450	21 Units	21.88%
1 Bed	620	63 Units	65.63%
2 Bed	1050	12 Units	12.50%
Total / Average		96	100%

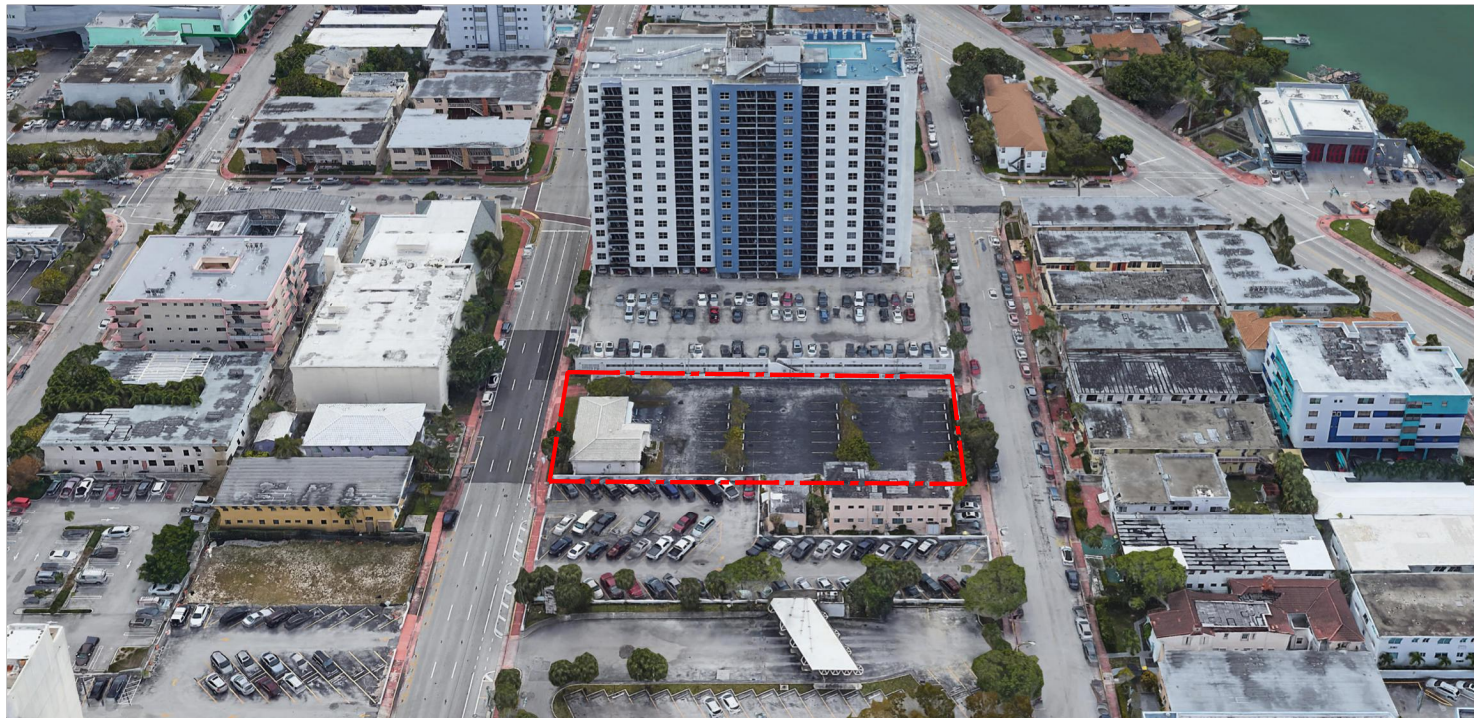
PROJECT DATA								
LOT AREA	24,800 SF							
FAR	3.5		86,800 SF					
	RETAIL	RESIDENTIAL			PARKING		GSF	FAR
		Units	NET	GSF	Parking GSF	Spaces		
ROOF				4,297 SF			4,297 SF	4,297 SF
Level 09		16 Units	10,200 SF	12,219 SF			12,219 SF	12,219 SF
Level 08		16 Units	10,200 SF	12,219 SF			12,219 SF	12,219 SF
Level 07		16 Units	10,200 SF	12,219 SF			12,219 SF	12,219 SF
Level 06		16 Units	10,200 SF	12,219 SF			12,219 SF	12,219 SF
Level 05		16 Units	10,200 SF	12,219 SF			12,219 SF	12,219 SF
Level 04		16 Units	10,200 SF	12,219 SF			12,219 SF	12,219 SF
Level 03-PARKING					20,481 SF	50 Spaces	20,481 SF	590 SF
Level 02-PARKING					20,481 SF	40 Spaces	20,481 SF	590 SF
Ground Level	2,192 SF			3,473 SF			16,000 SF	8,009 SF
TOTAL	2,192 SF	96 Units	61,200 SF	81,084 SF	40,962 SF	90 Spaces	134,573 SF	86,800 SF



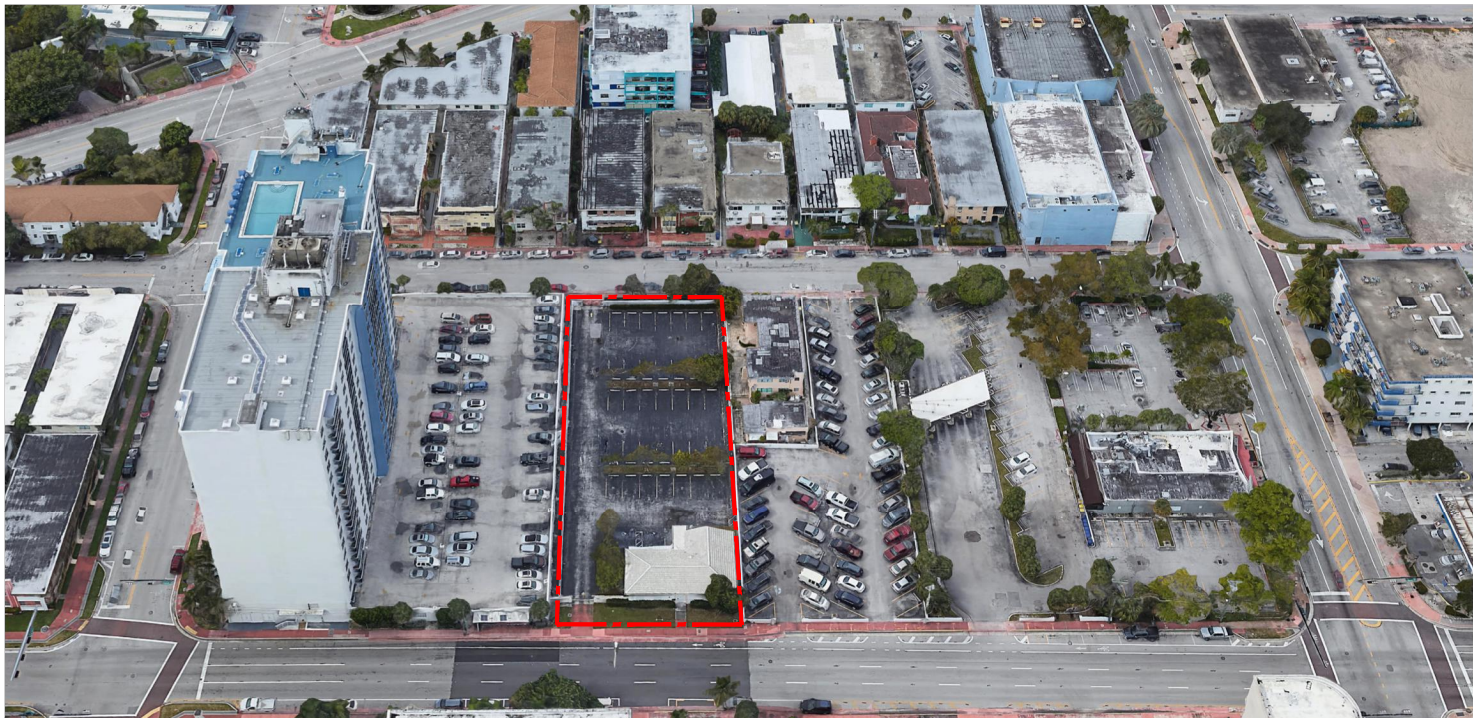
VIEWS TOWARDS NORTH



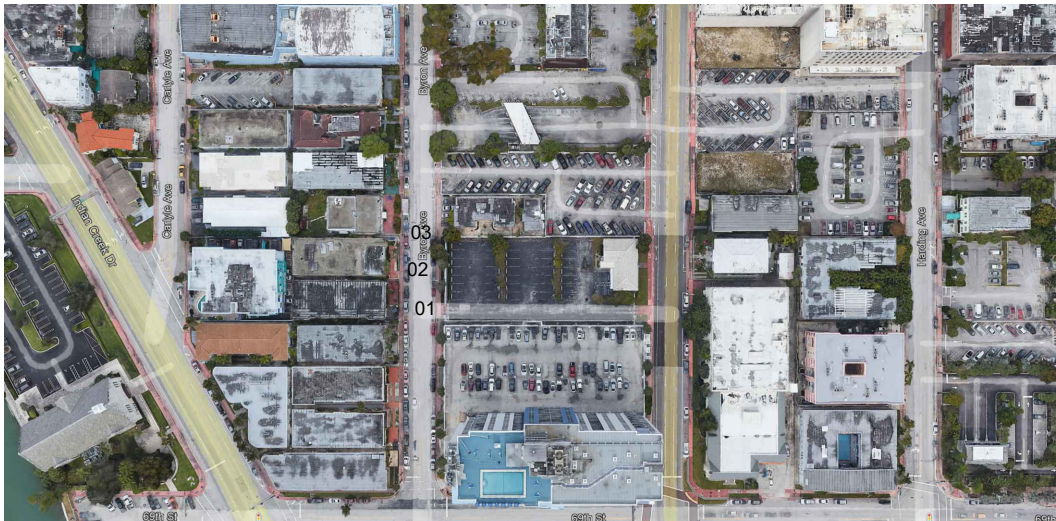
VIEWS TOWARDS EAST



VIEWS TOWARDS SOUTH



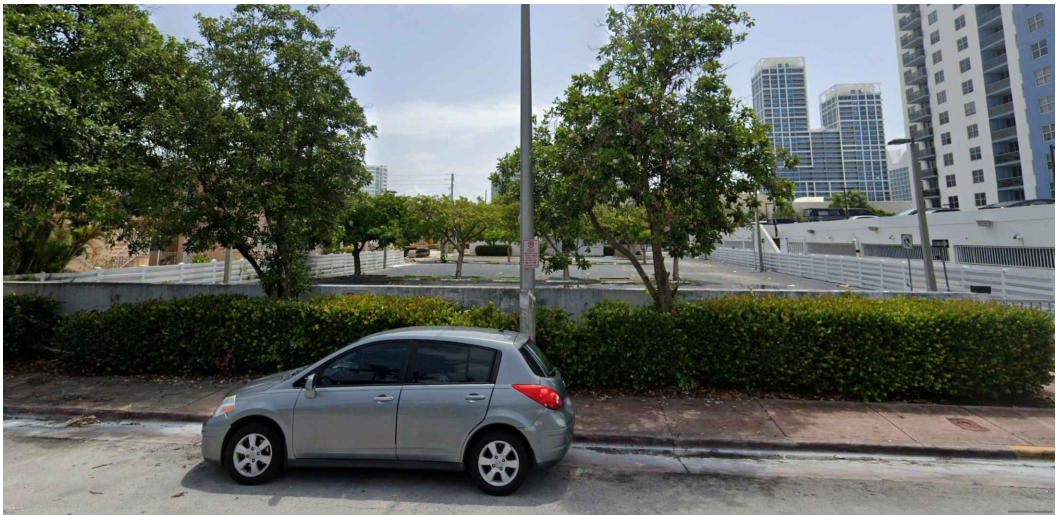
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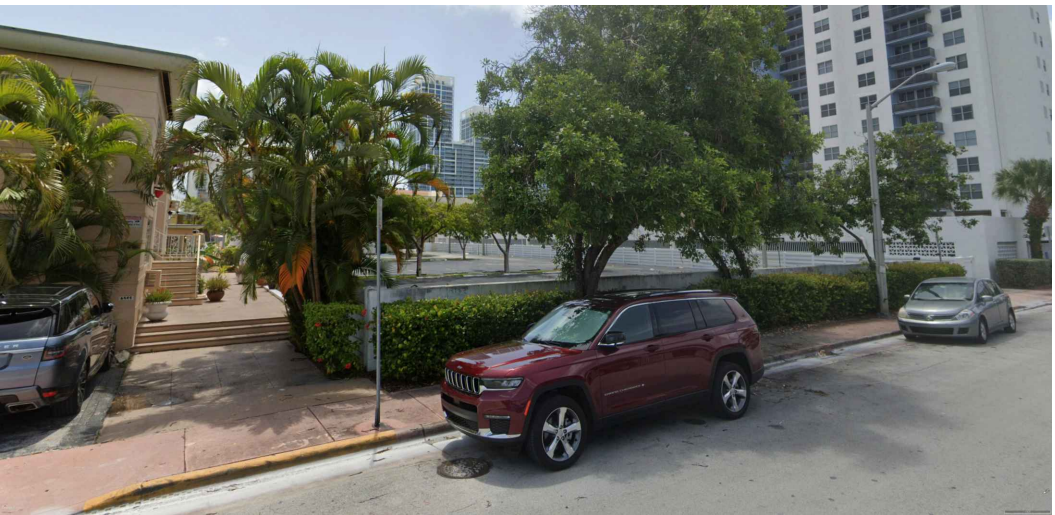
LOCATION MAP



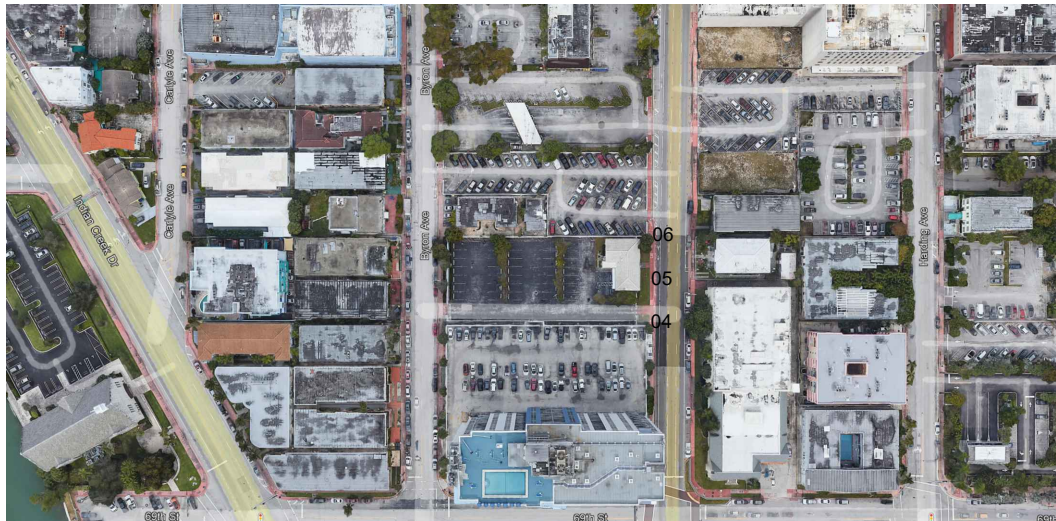
VIEW 01



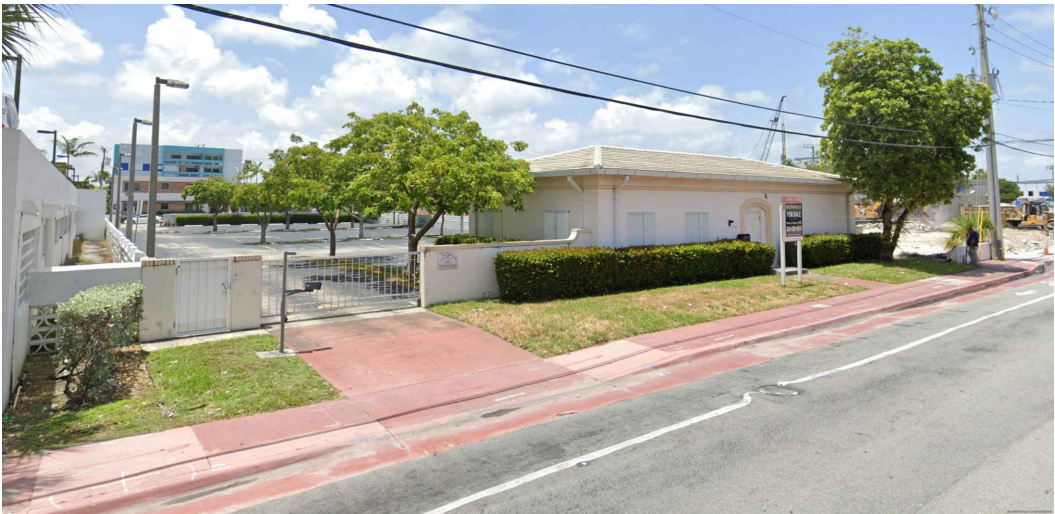
VIEW 02



VIEW 03



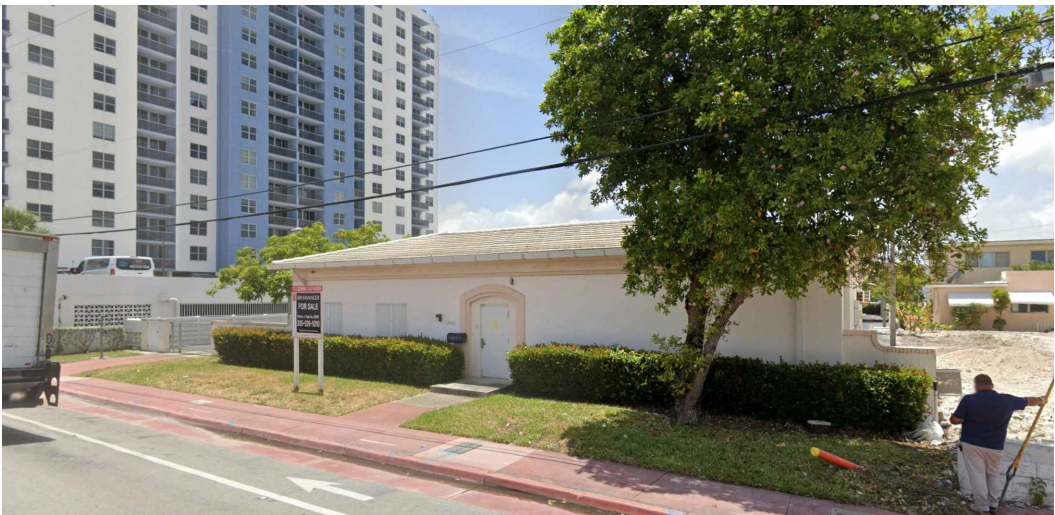
LOCATION MAP



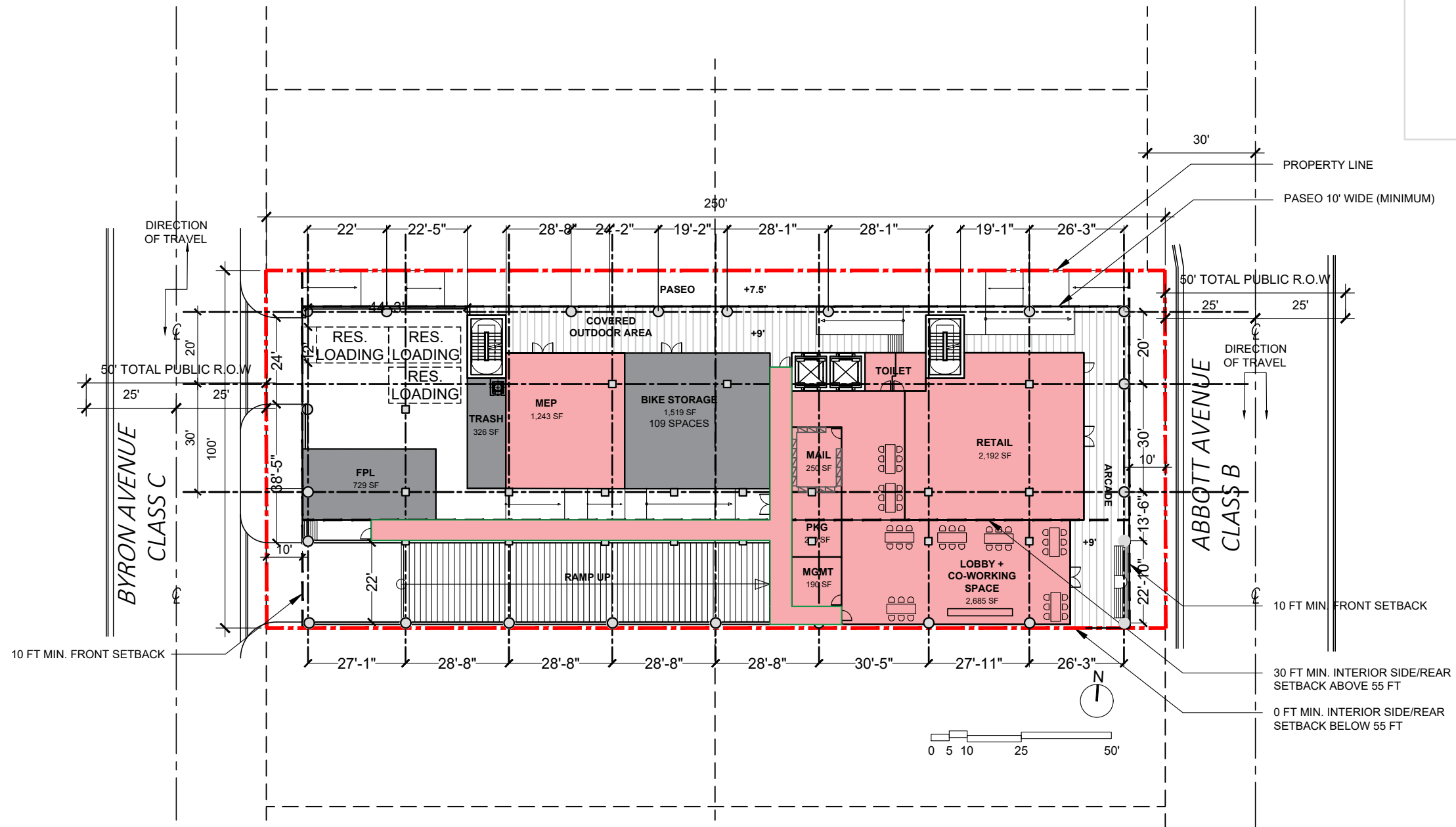
VIEW 04



VIEW 05



VIEW 06



FAR: 8,009 SF

GSF: 16,000 SF

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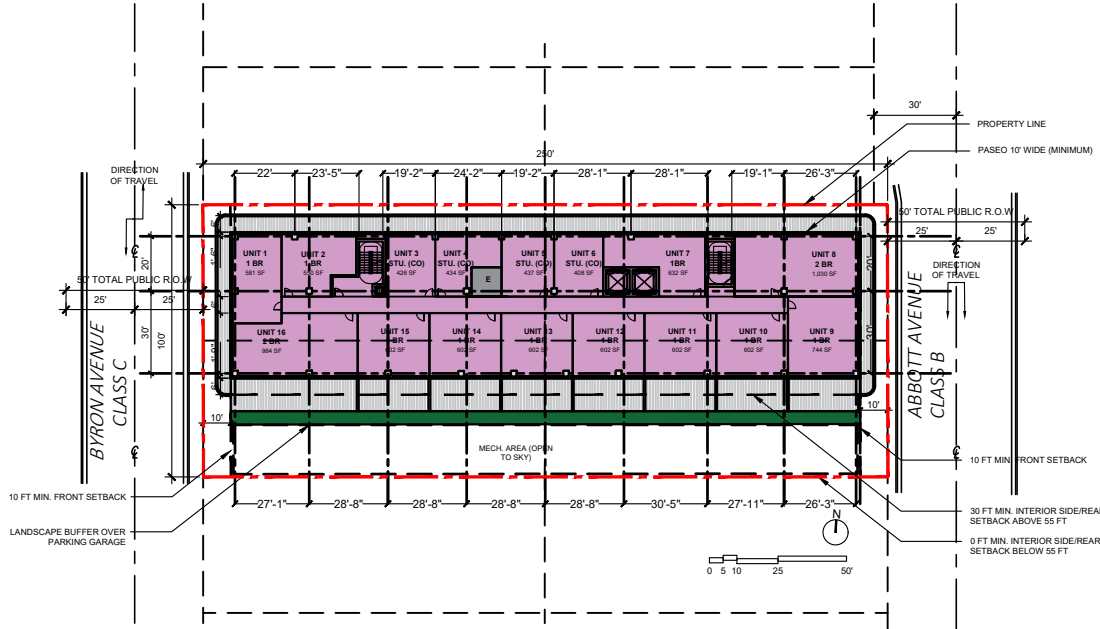
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FAR DIAGRAMS - GROUND LEVEL

SCALE:

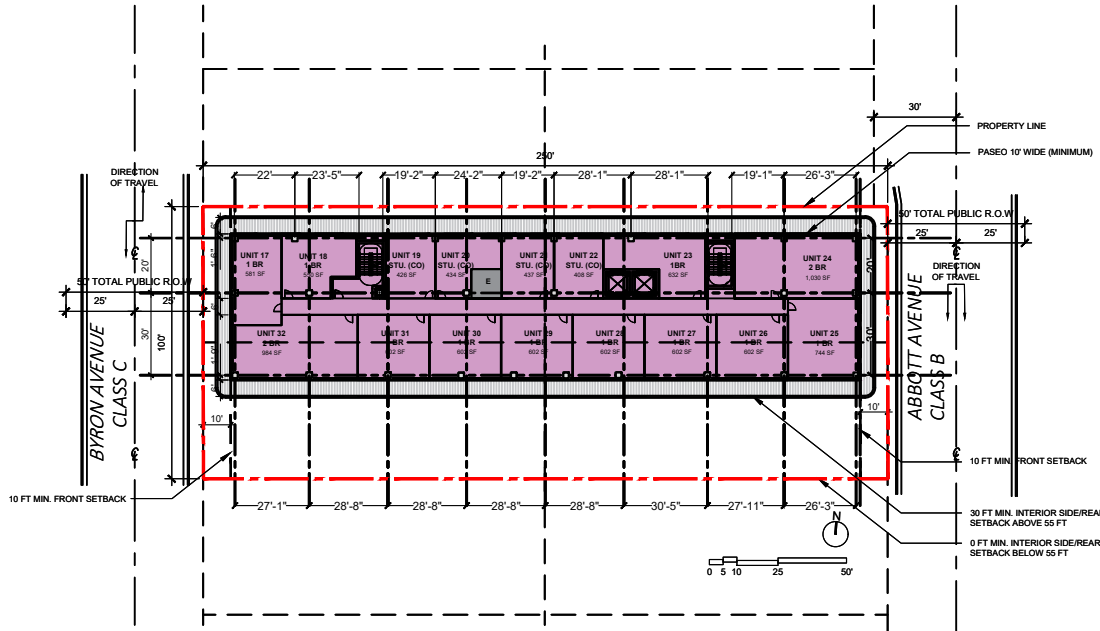
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A0-08



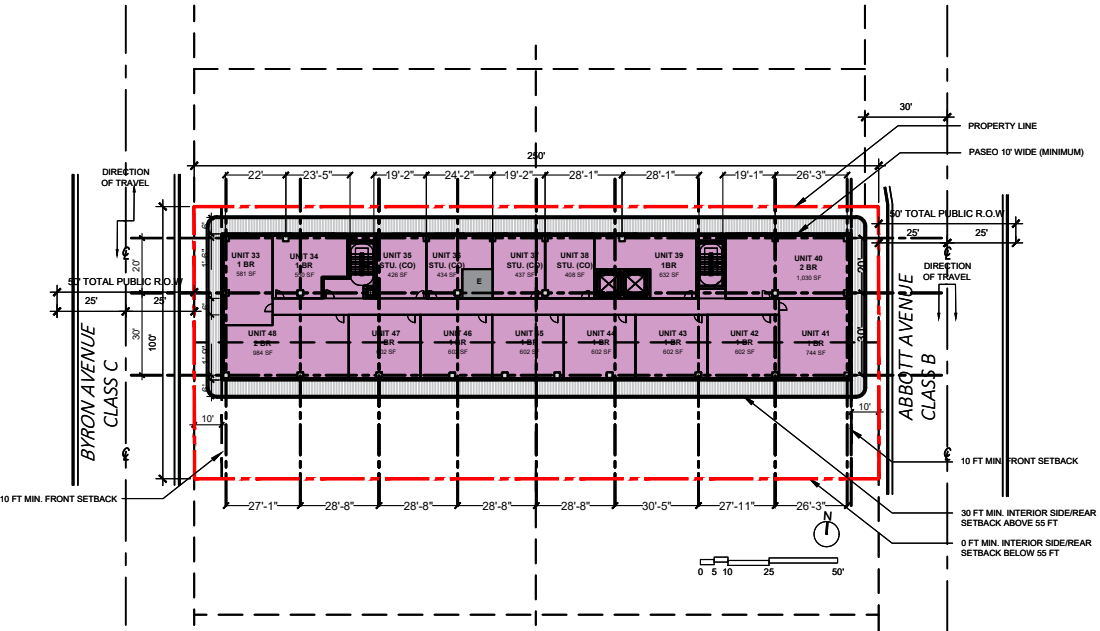
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LEVEL 4
FAR 12,219,SF



FAR: 12,219 SF GSF: 12,219 SF

LEVEL 5
FAR 12,219,SF



FAR: 12,219 SF GSF: 12,219 SF

LEVEL 6
FAR 12,219,SF

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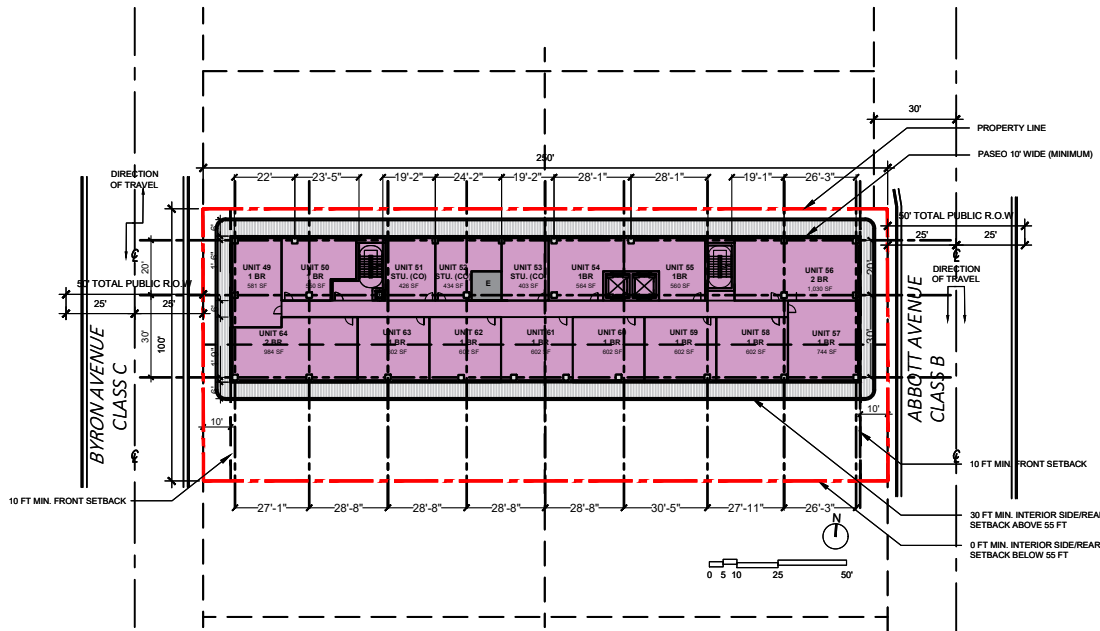
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FAR DIAGRAM - LEVEL 04-06

SCALE:

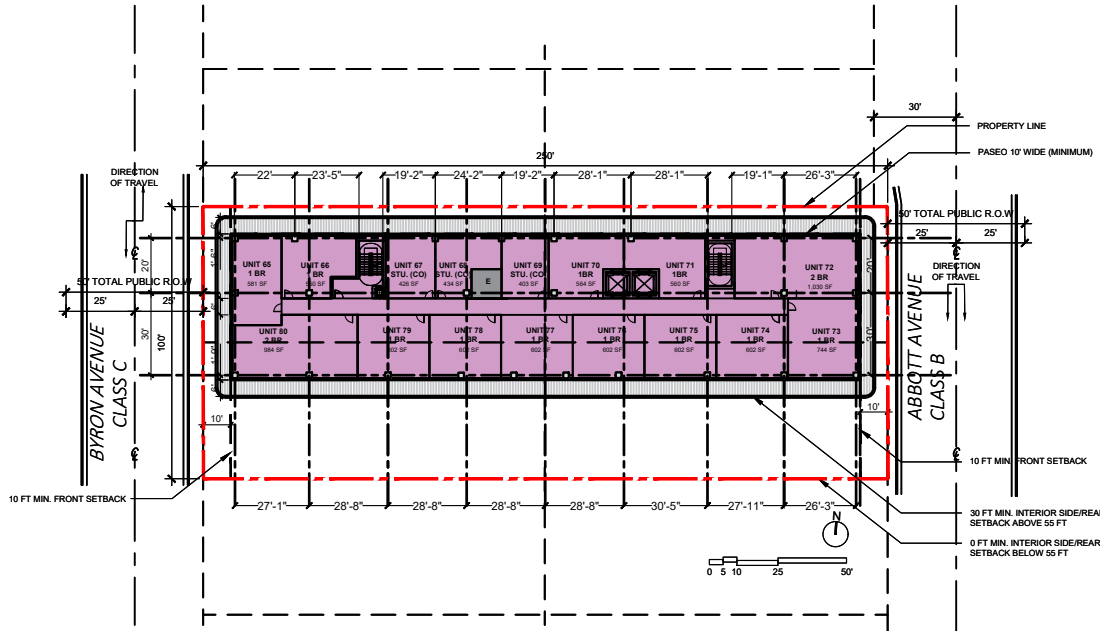
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A0-10



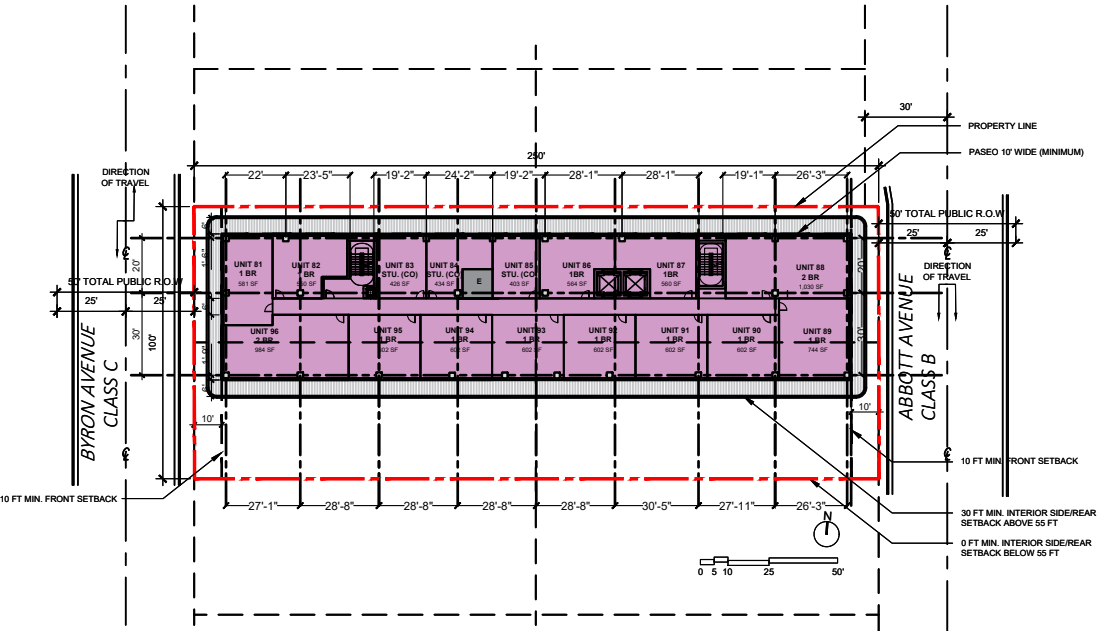
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LEVEL 7
FAR 12,219,SF



FAR: 12,219 SF GSF: 12,219 SF

LEVEL 8
FAR 12,219,SF



FAR: 12,219 SF GSF: 12,219 SF

LEVEL 9
FAR 12,219,SF

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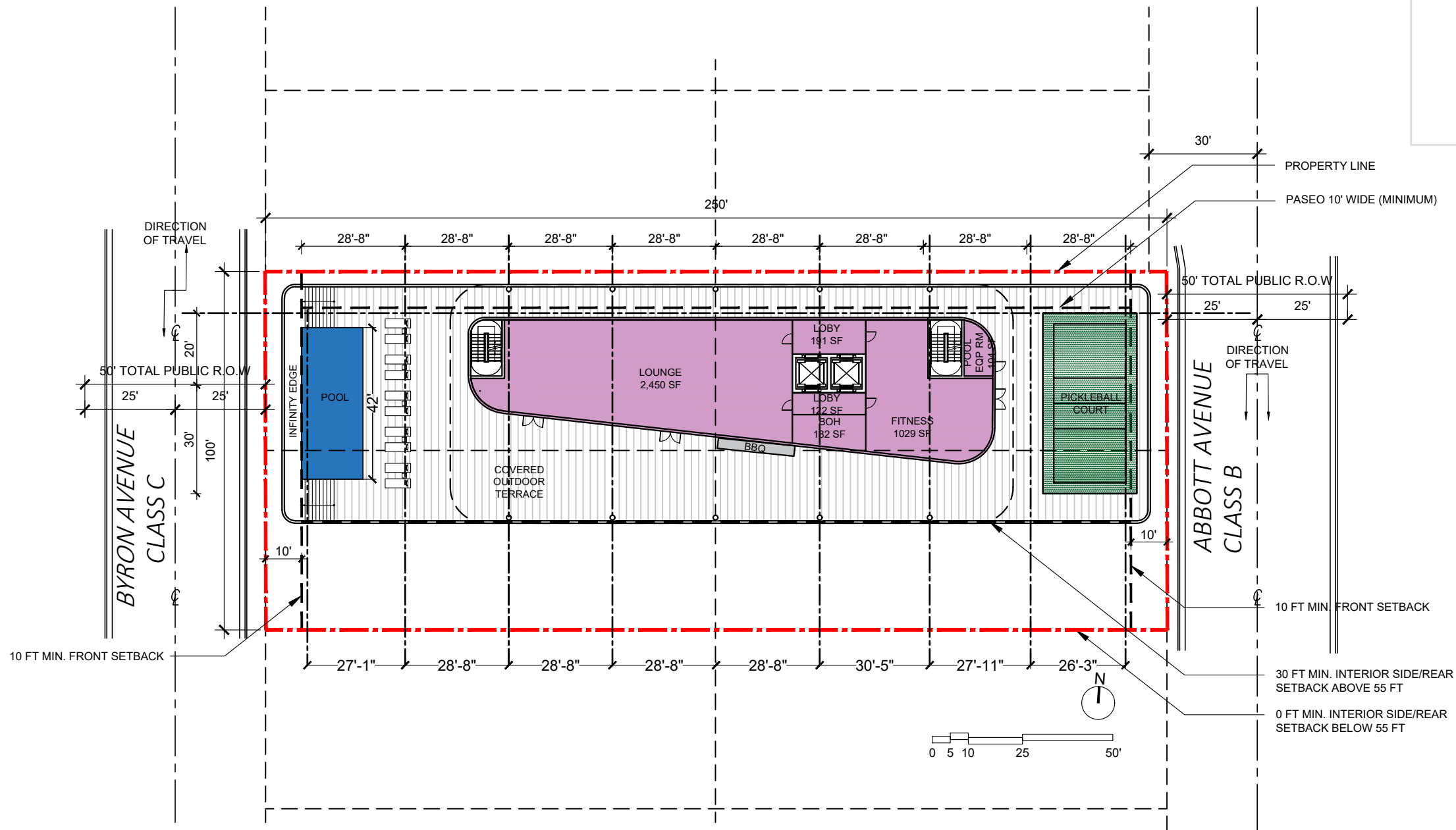
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FAR DIAGRAM - LEVEL 07-09

SCALE:

DATE:
1/10/2023

A0-11



FAR:4,297 SF

GSF: 4,297 SF

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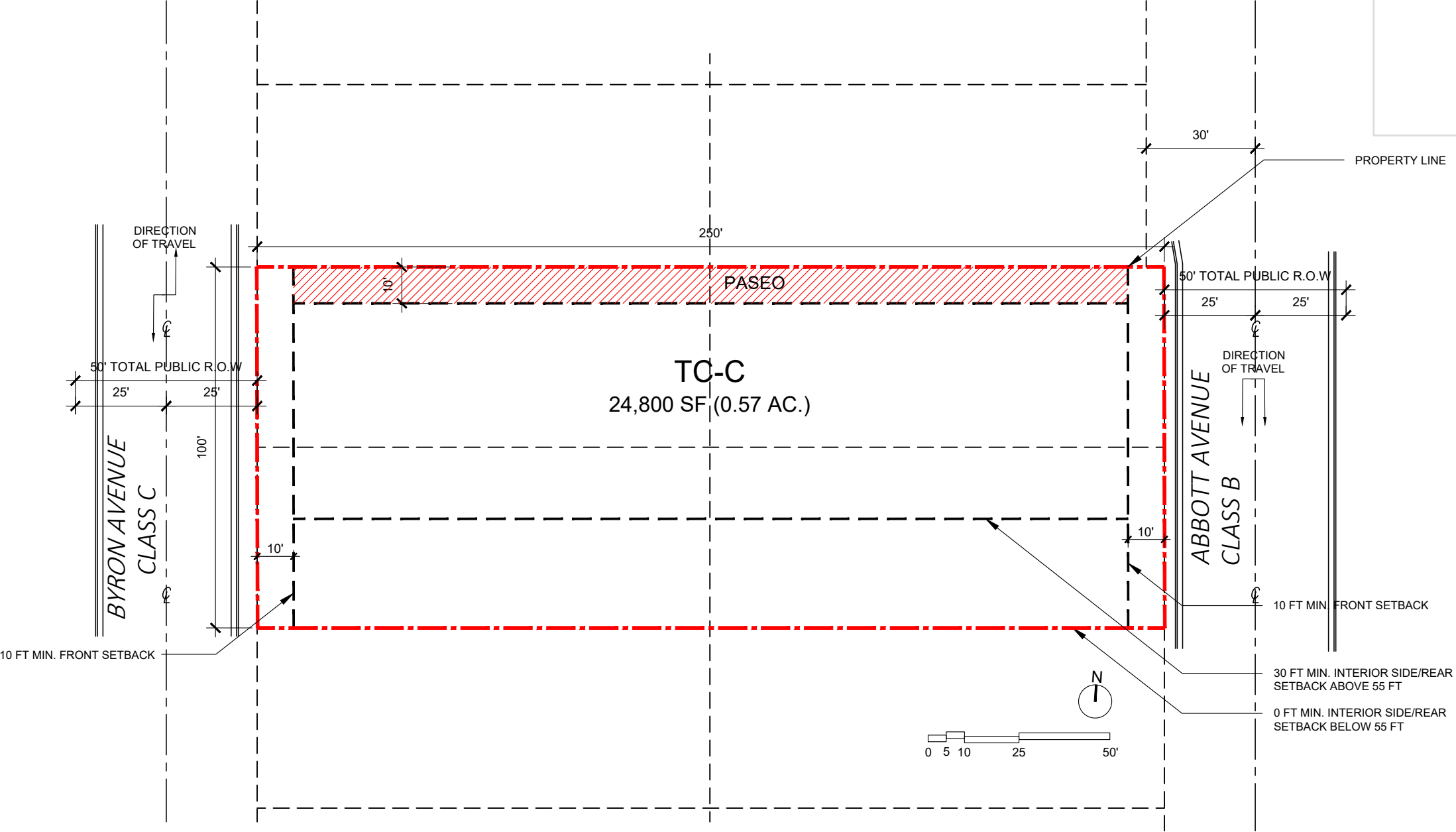
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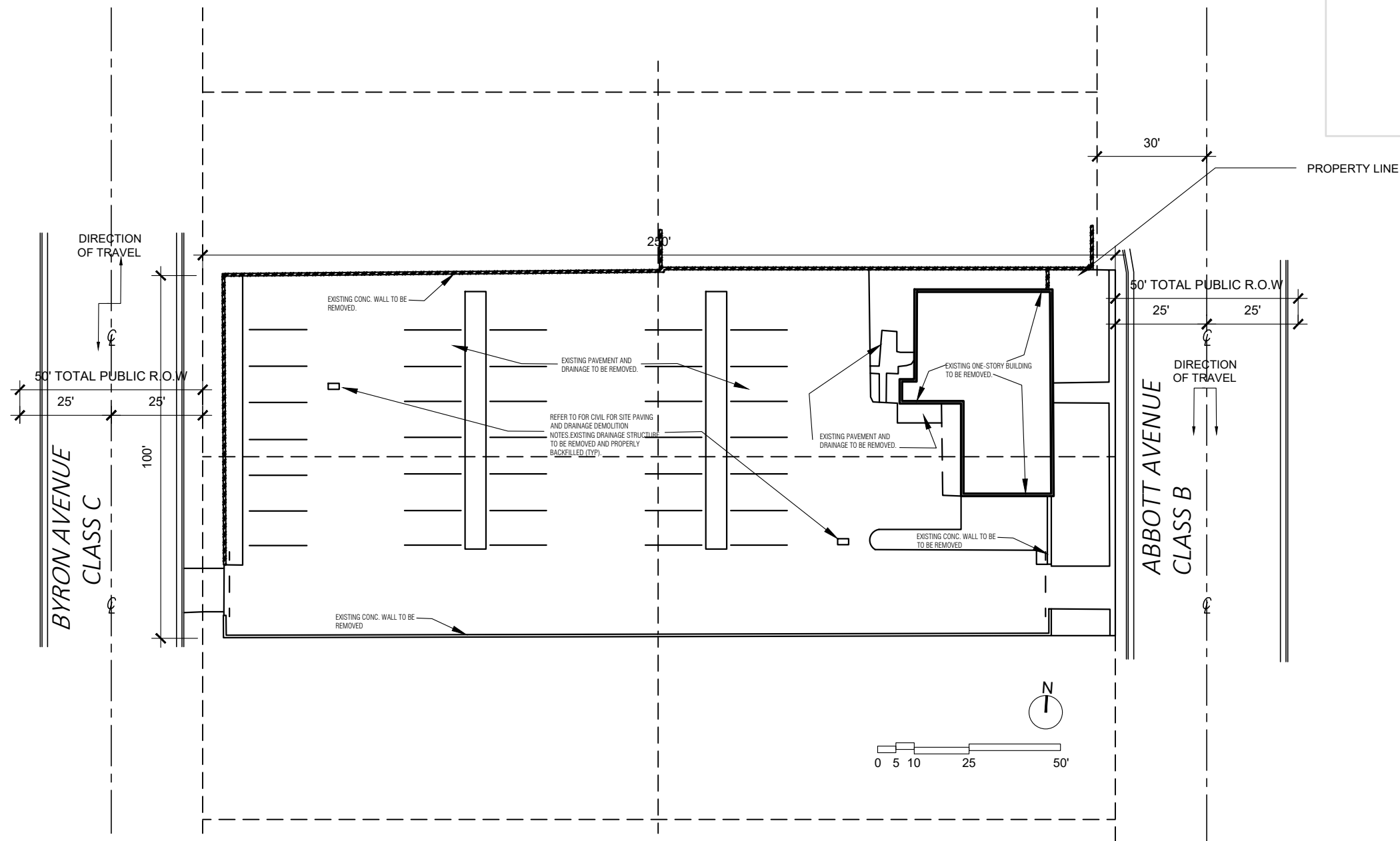
FAR DIAGRAM - ROOF LEVEL

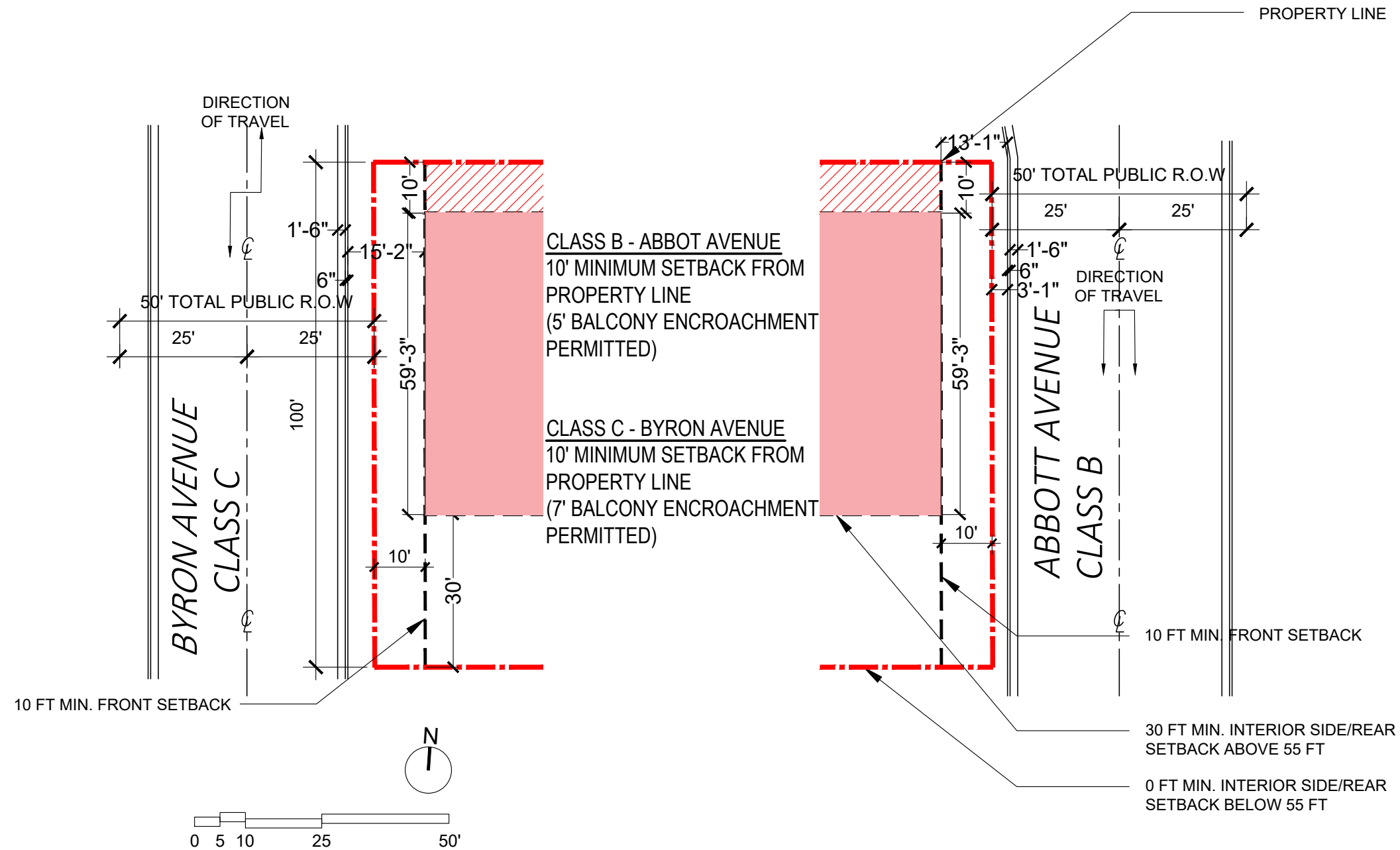
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1/10/2023

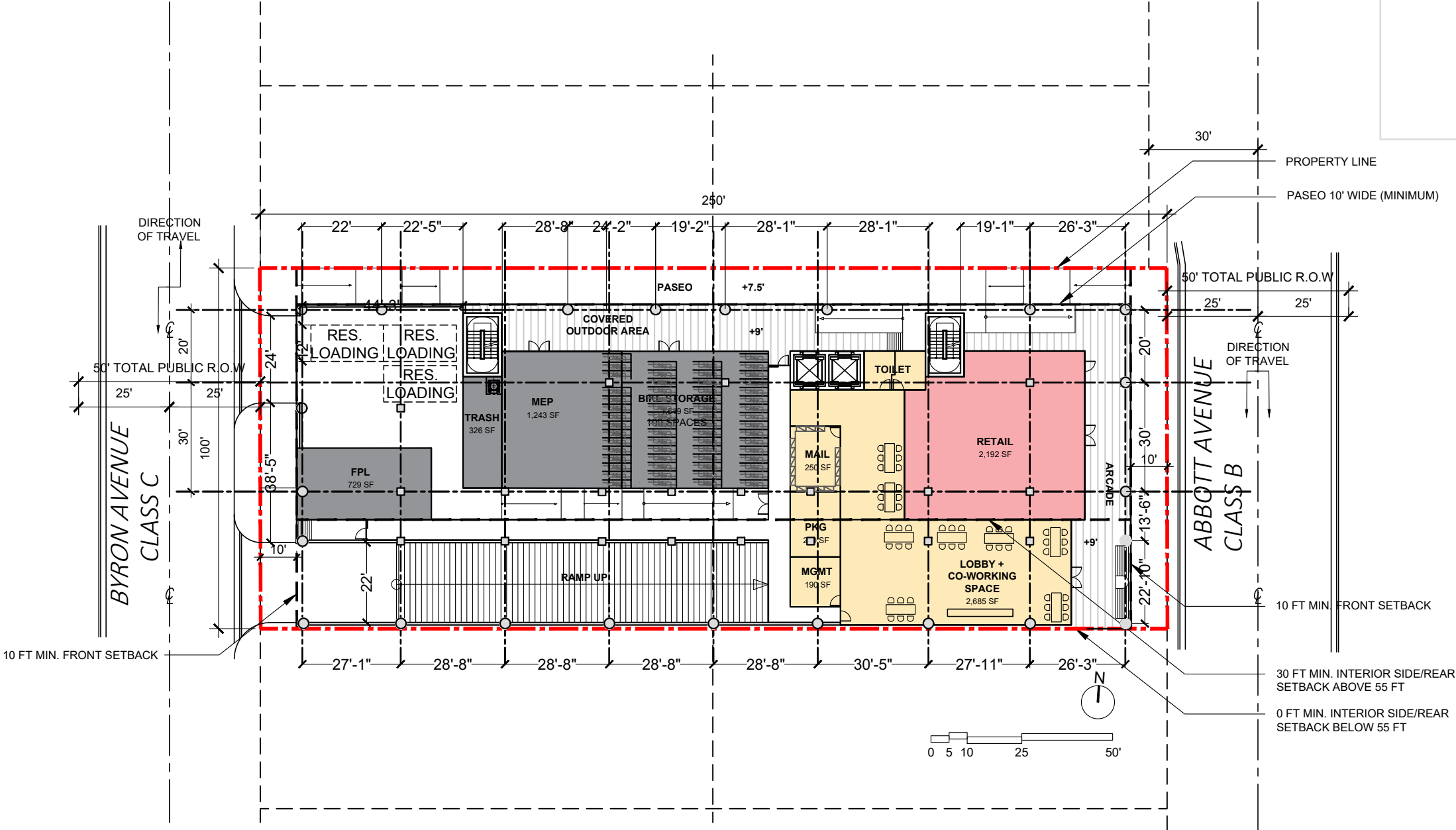
A0-12





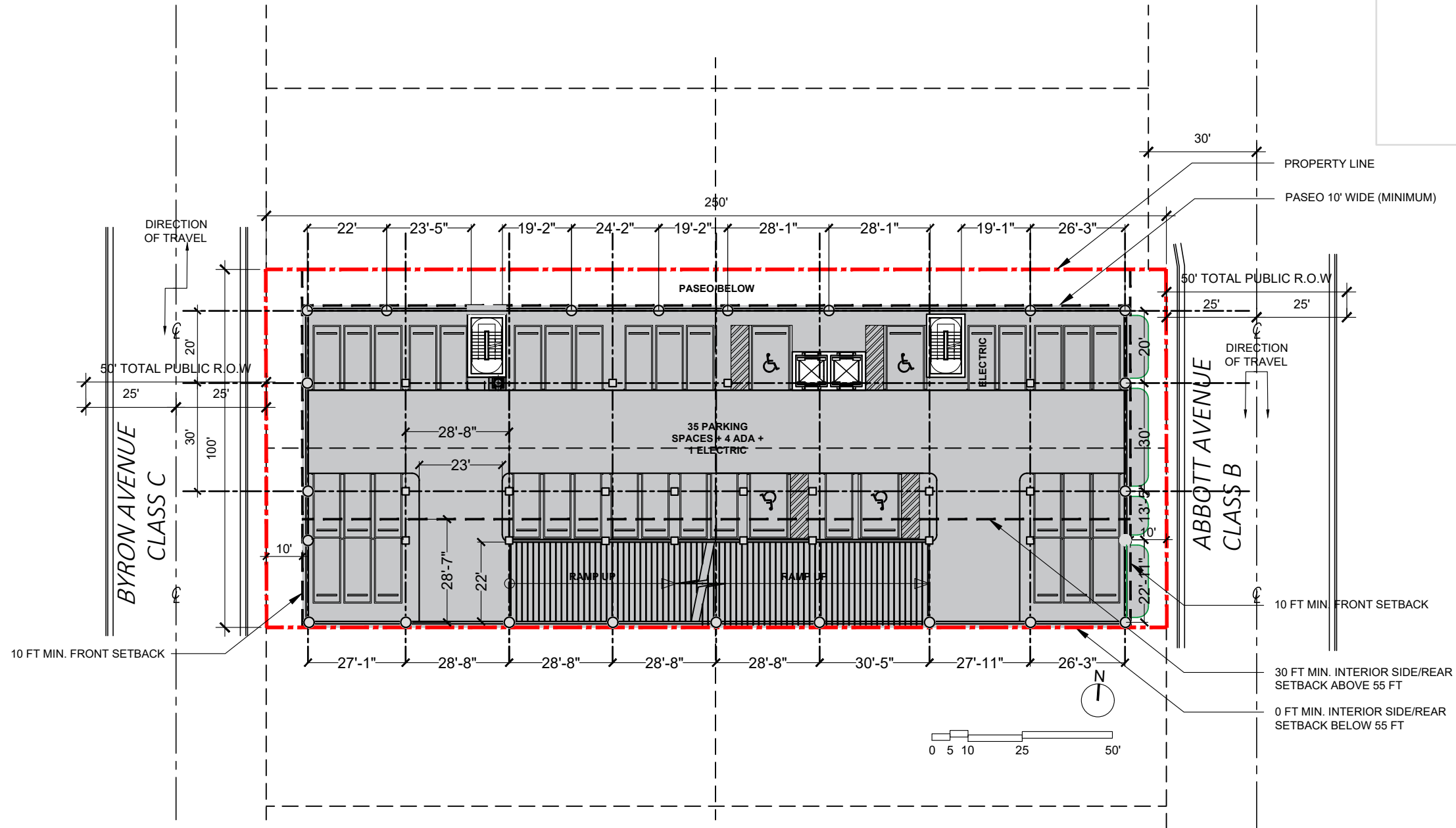


Required off-street loading may be provided on another site within the TC-C district or within 1,500 feet of the site, provided it is not located in a residential district.



FAR: 8,009 SF

GSF: 16,000 SF



FAR: 590 SF

GSF: 20,481 SF

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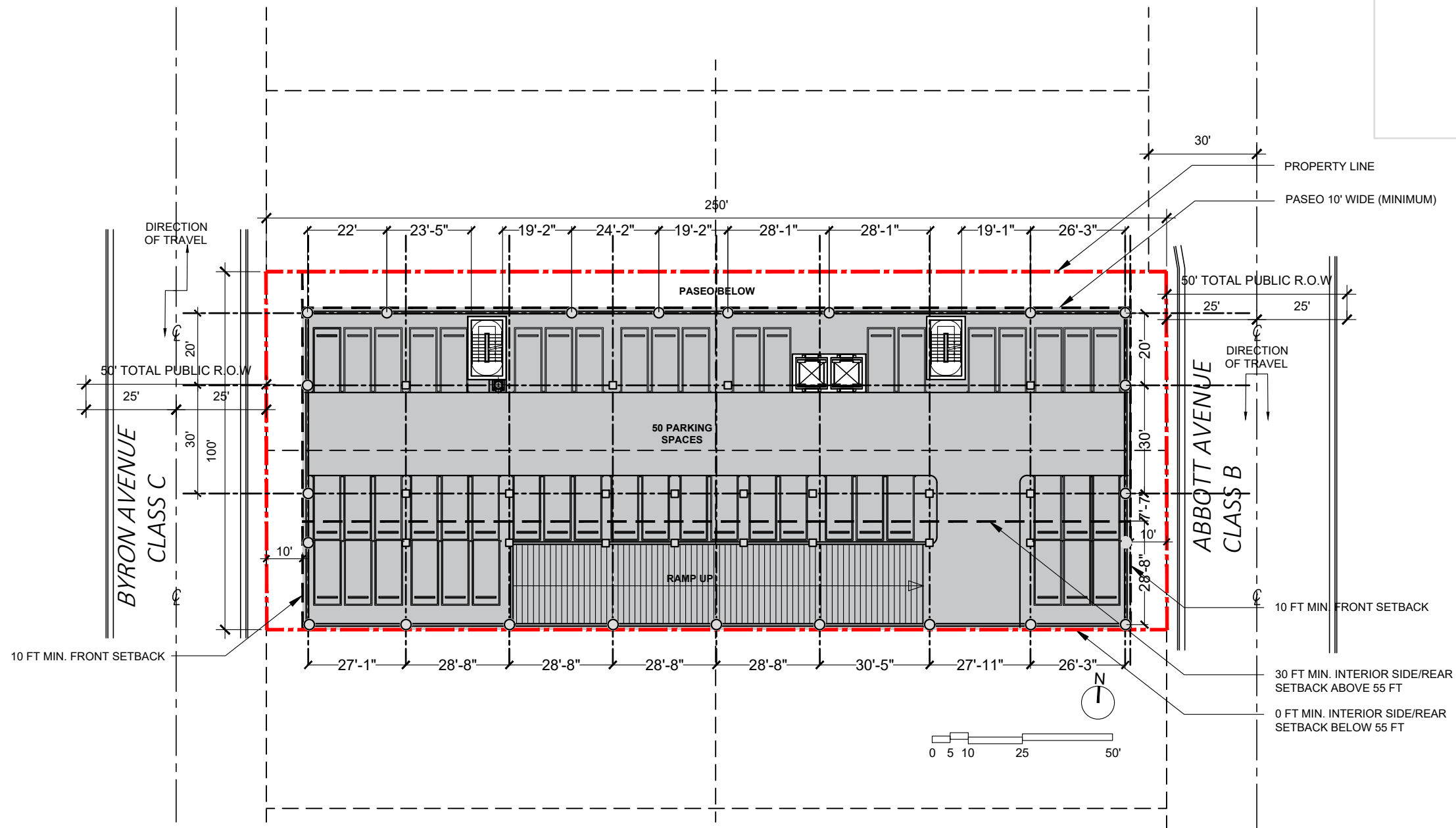
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LEVEL 02

SCALE:

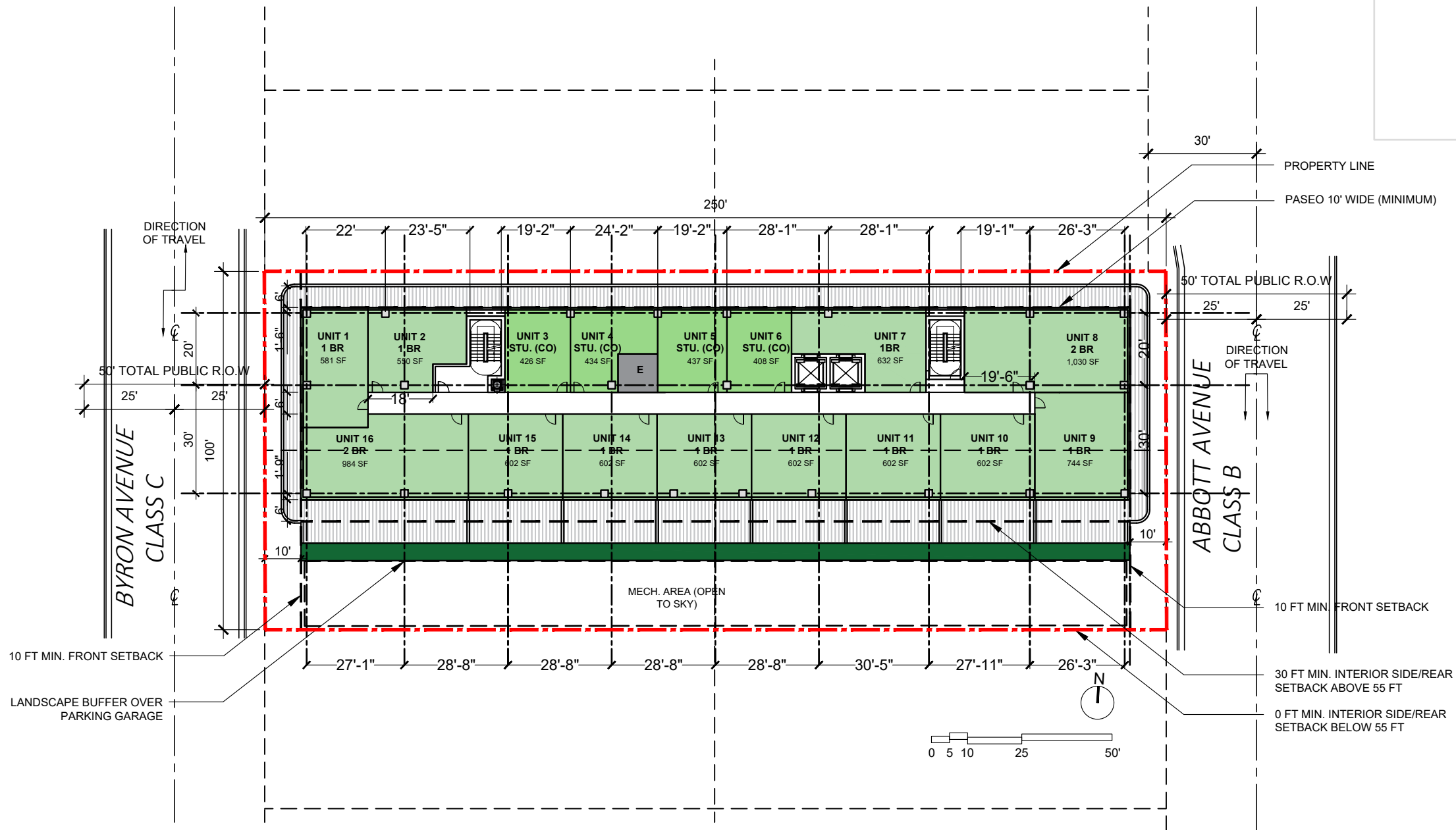
DATE:
1/10/2023

A1-05



FAR: 590 SF

GSF: 20,481 SF



FAR: 12,219 SF

GSF: 12,219 SF

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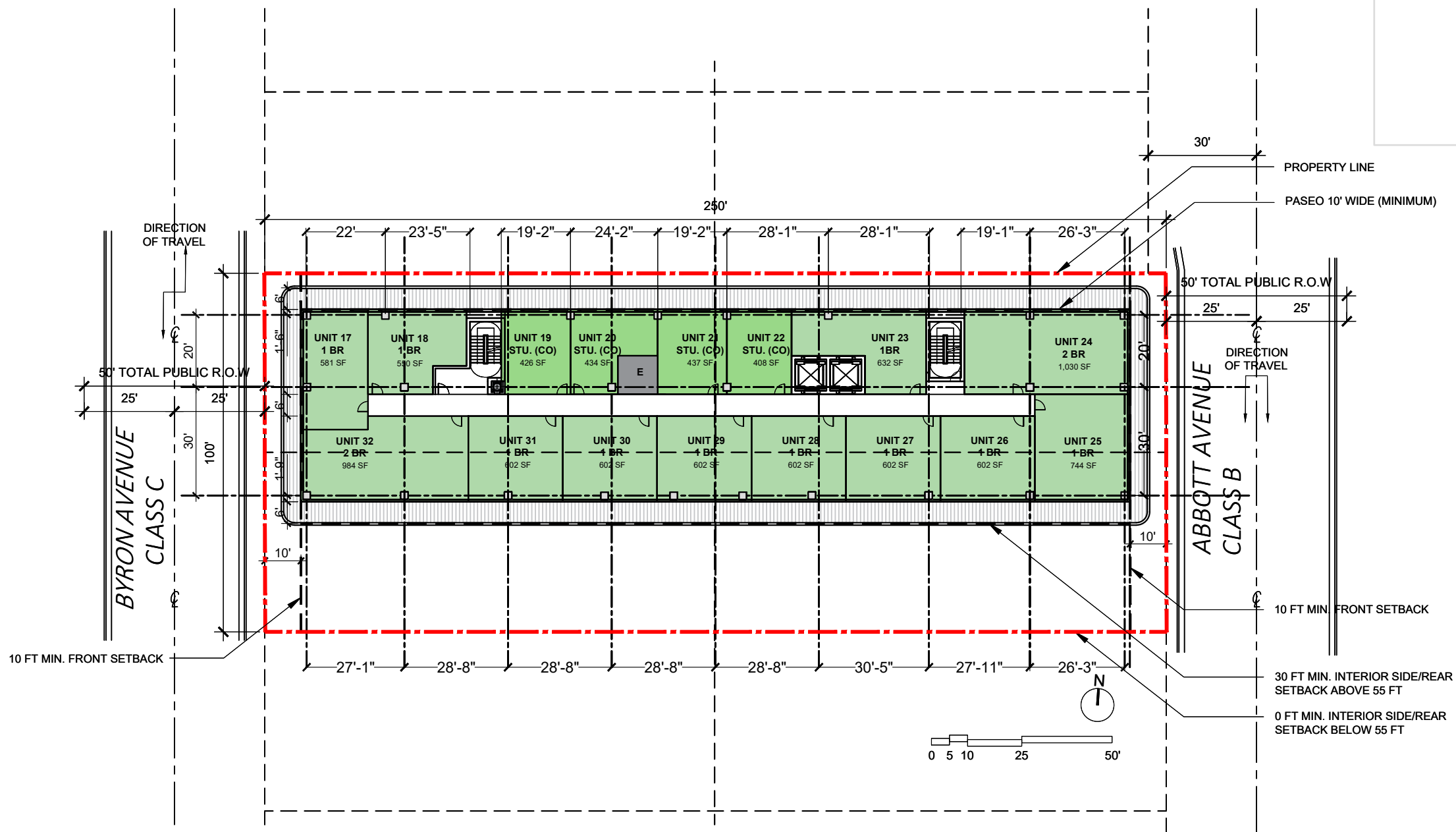
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LEVEL 04

SCALE:

DATE:
1/10/2023

A1-07



FAR: 12,219 SF

GSF: 12,219 SF

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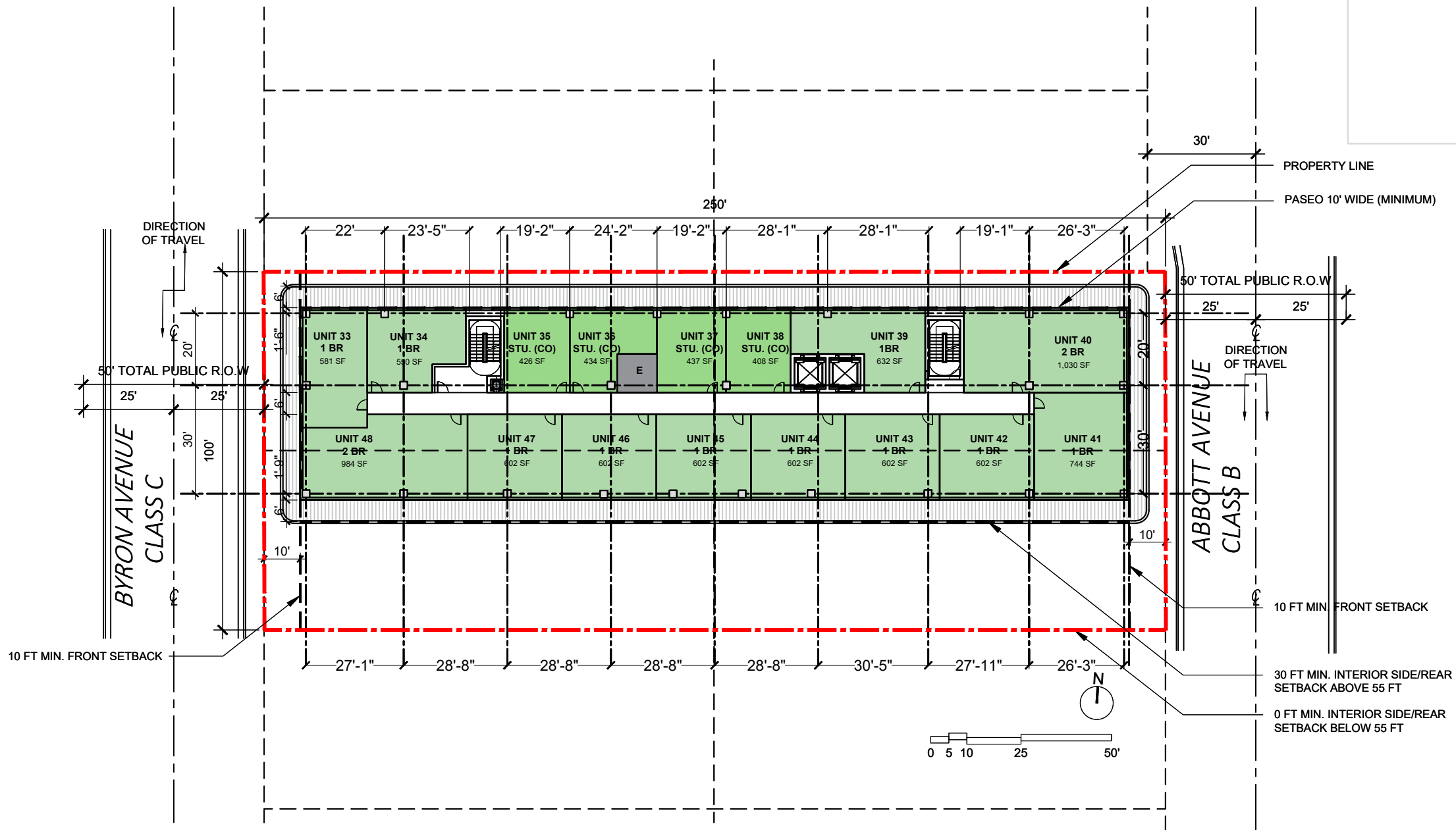
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LEVEL 05

SCALE:

DATE:
1/10/2023

A1-08



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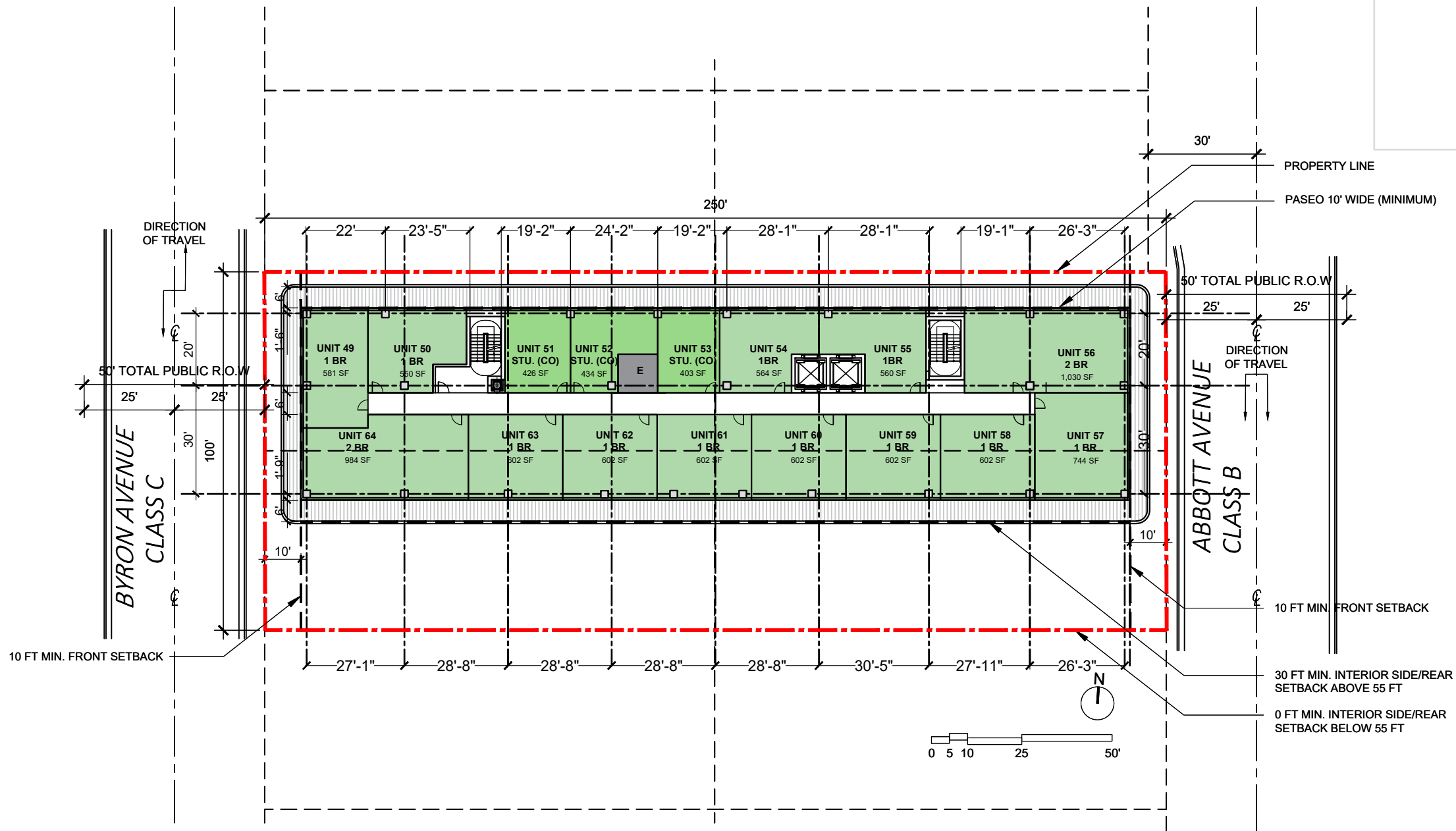
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LEVEL 06

SCALE:

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A1-09



FAR: 12,219 SF

GSF: 12,219 SF

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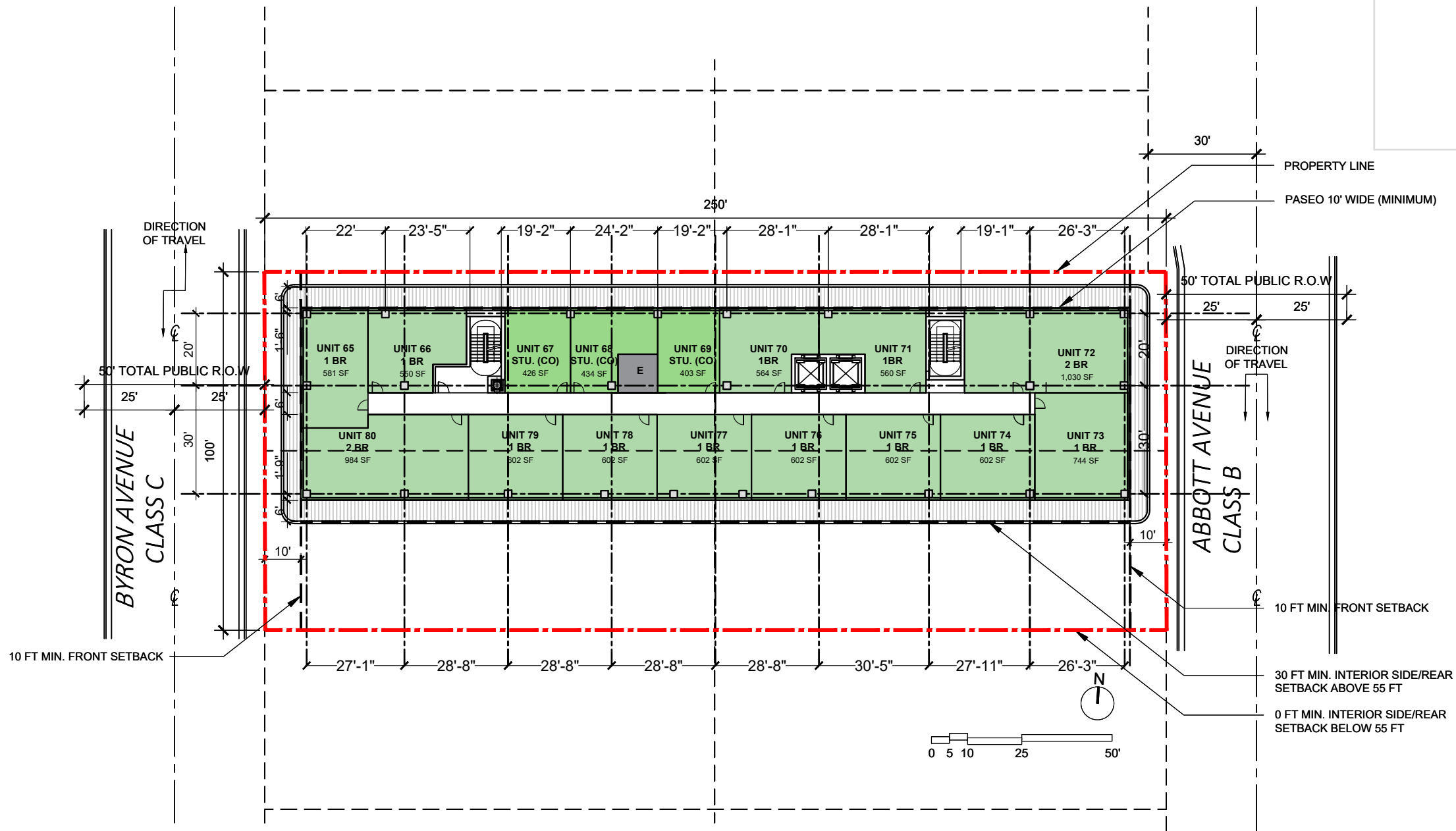
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LEVEL 07

SCALE:

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A1-10



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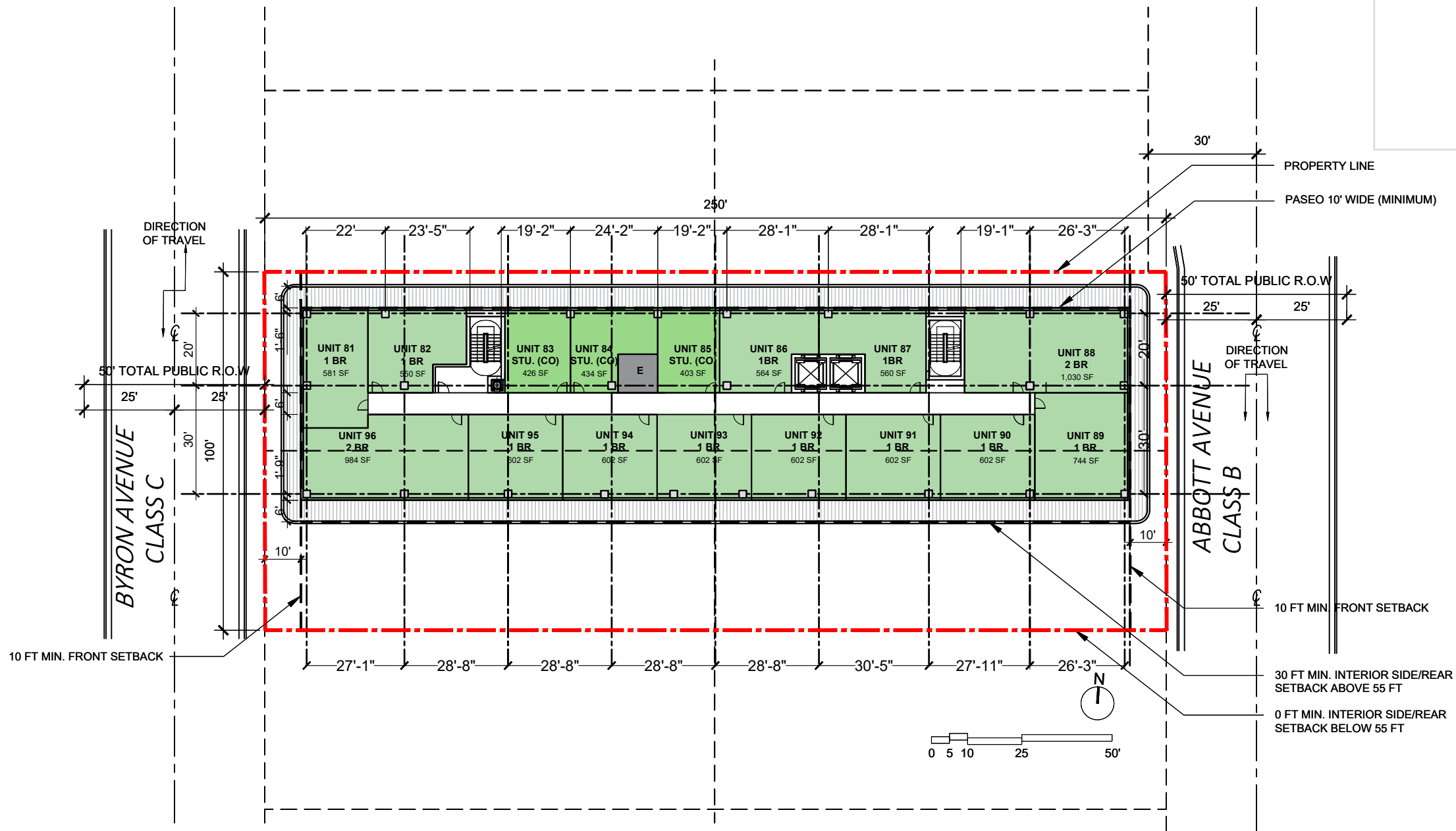
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LEVEL 08

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A1-11



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GSF: 12,219 SF

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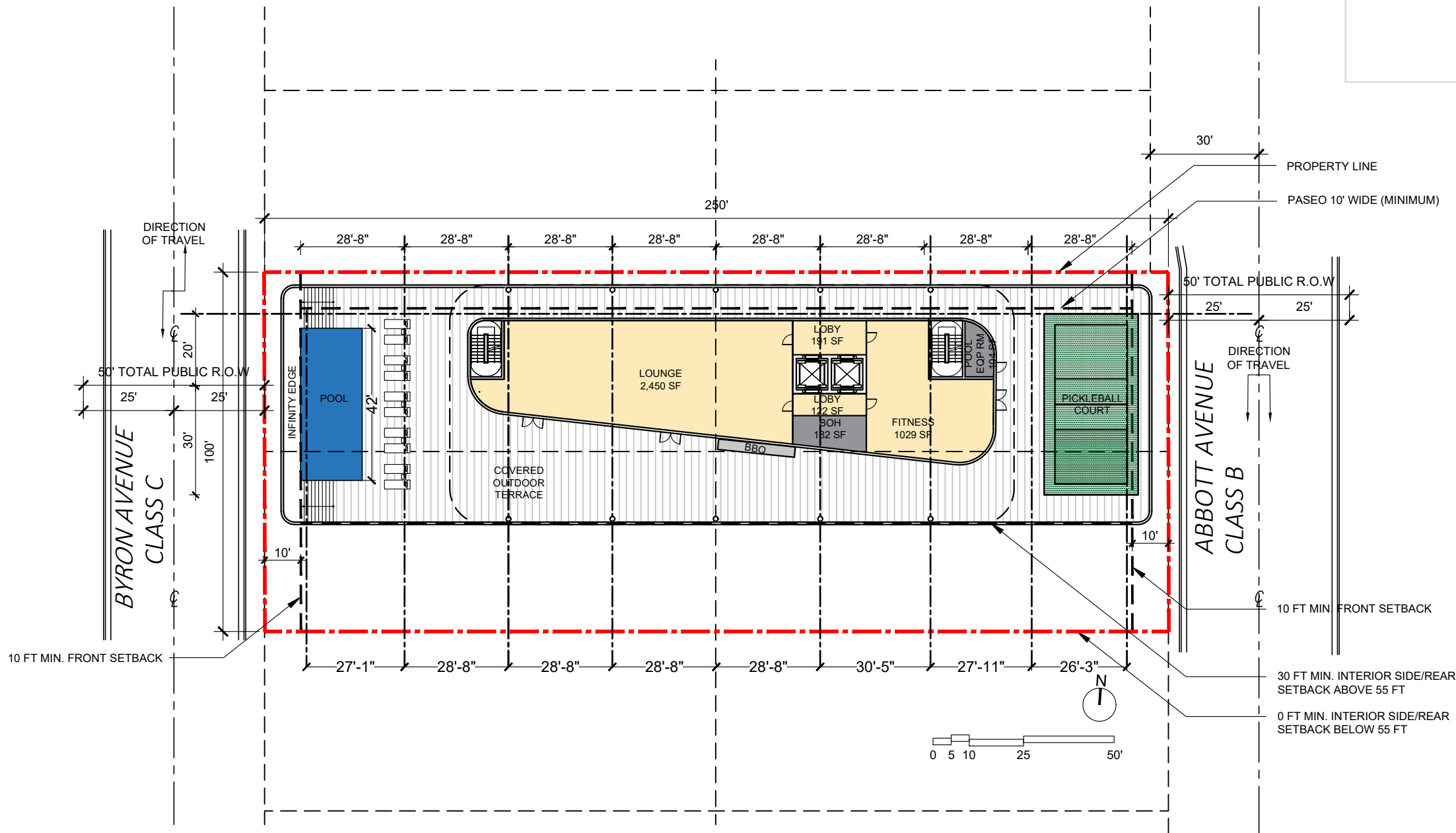
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LEVEL 09

SCALE:

DATE:
1/10/2023

A1-12



-142-745 (d)(g)(1): Facades shall have a minimum height of 35 feet.

-142-745 (d)(g)(2):Buildings shall have a minimum of one floor located along a minimum of 85 percent of length of the setback line.

-142-745 (d)(g)(2)(c): The ground floor shall contain habitable space with a minimum depth of 20 feet from the building facade.

100'-0" = 100%
85% of 100'-0" =
Proposed: 89'-3"

$$100'-0'' = 100\%$$
$$85\% \text{ of } 100'-0" = 85'-0"$$

Proposed: 89'-3"

-142-745 (d)(f)(1): Facades shall have a minimum height of 35 feet.

-142-745 (d)(f)(2): Buildings shall have a minimum of three floors located along a minimum of 90 percent of length of the setback line.

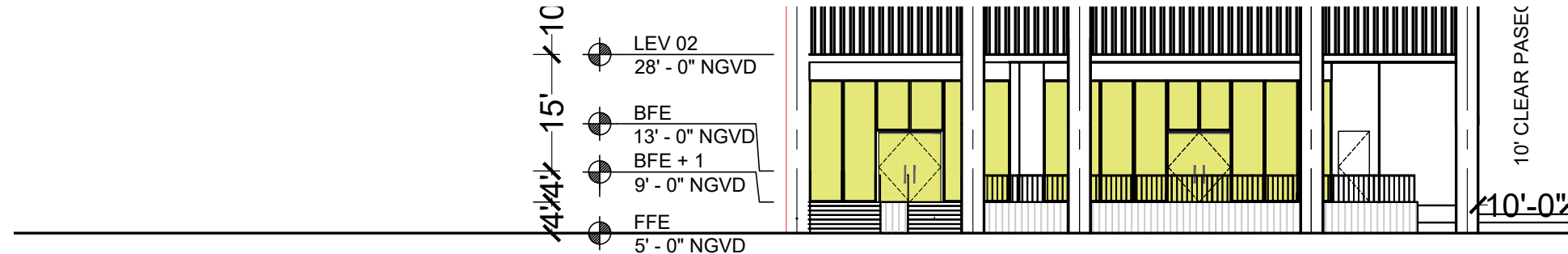
-142-745 (d)(e)(2)(b): The ground floor shall contain habitable space with a minimum depth of 45 feet from the building facade.

250'-0" = 100%
90% of 250'-0" = 207'-0"
Proposed: 229'-0"

$$250'-0'' = 100\%$$
$$90\% \text{ of } 250'-0" = 207'-0"$$

Proposed: 229'-0"





CLASS C - BYRON AVENUE

142-745 (8)(b): Commercial, Hotel and Access to Upper
Levels frontages shall contain a minimum of 70 percent clear
glass windows with views into the habitable space.

100% = 1,323 SF
986 SF OF GLAZING = 74.5%

CLASS C - BYRON AVENUE DIAGRAM

142-745 (a)(8)(d): No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for Access to Upper Levels.

52'-9" = 100%
35% of 52'-9" = 18'-5"
6'-4" = 12%

CLASS B - ABBOTT AVENUE DIAGRAM

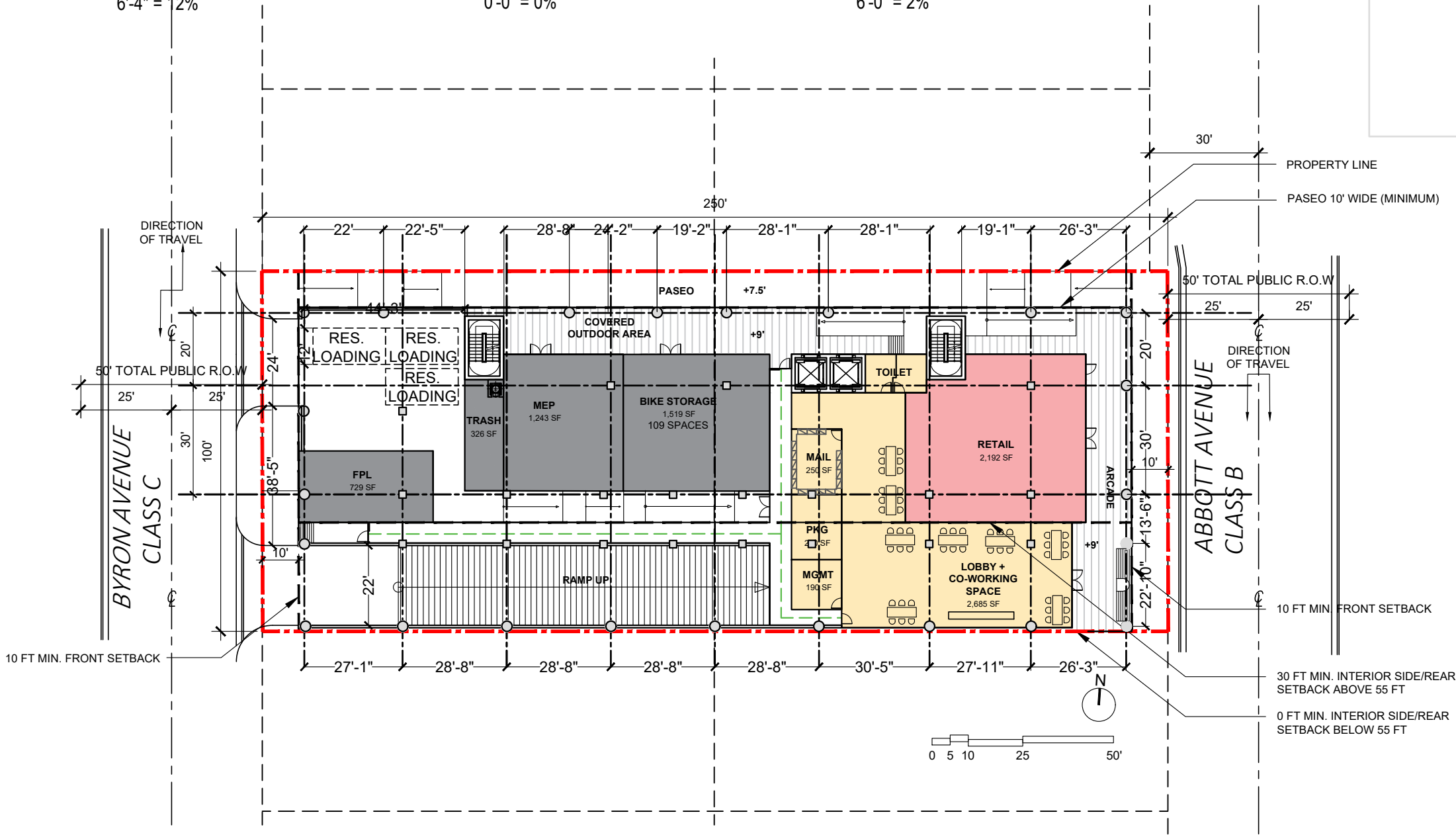
142-745 (a)(8)(d): No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for Access to Upper Levels.

75'-5" = 100%
35% of 75'-5" = 26'-4"
0'-0" = 0%

INTERIOR SIDE DIAGRAM

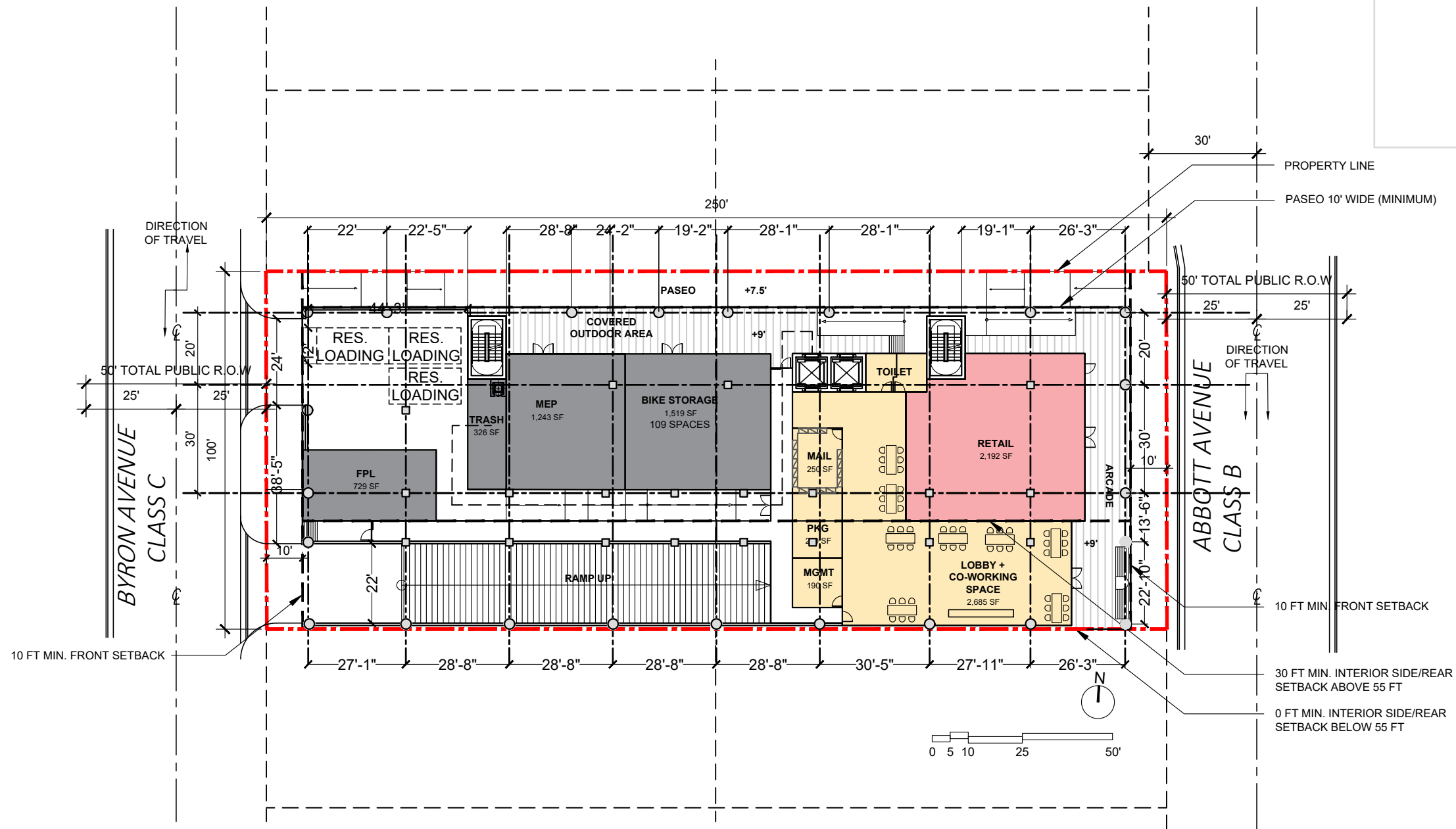
142-745 (a)(8)(d): No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for Access to Upper Levels.

202'-1" = 100%
35% of 202'-1" = 70'-1"
6'-0" = 2%



FAR: 8,009 SF

GSF: 16,000 SF



FAR: 8,009 SF

GSF: 16,000 SF

ARQUITECTONICA

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FINAL SUBMITTAL
6940 ABBOTT AVE
MIAMI BEACH, FL 33127

TRASH OPERATION PLAN

SCALE:

DATE:
1/10/2023

A1-18

